

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TAFT RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONING ORDINANCE AMENDMENT NO. 2021-06, AN AMENDMENT OF CHAPTERS 1, 2, 3, 4, 5, 11, 12 AND 14 OF TITLE 6 OF THE TAFT MUNICIPAL CODE.

WHEREAS, California Government Code Section 65800 provide for the adoption and administration of zoning laws, ordinances, rules and regulations by counties and cities; and

WHEREAS, the City of Taft is responsible for continually reviewing and updating the adopted Zoning Ordinance to address changing conditions within the City; and

WHEREAS, the City of Taft seeks to protect the health, safety, and welfare of the community in establishing practical land use restrictions on the location and design standards for residential development; and

WHEREAS, the City of Taft was awarded a Local Early Action Planning (LEAP) on September 2, 2020, by the California Department of Housing and Community Development (HCD) for the preparation and adoption of planning documents, and process improvements to accelerate housing production and to facilitate compliance in implementing the City of Taft's sixth cycle Housing Element and Regional Housing Needs Assessment (RHNA); and

WHEREAS, the purpose and intent of the project is to amend Title 6 Zoning Regulations of the Taft Municipal Code to promote housing development, streamline development applications and permitting, update accessory dwelling unit (ADU) standards, and codify into the ordinance the Downtown Taft Specific Plan; and

WHEREAS, the proposed amendments of Chapters 1, 2, 3, 4, 5, 11, 12 and 14 of Title 6 of the Taft Municipal Code provides zoning and land use definitions, regulations for residential development with regard to application requirements, applicable zone district locations, specific plan standards, distances from other uses, parking standards and design requirements; and

WHEREAS, the Planning Commission reviewed and commented on a draft ordinance amending Chapters 1, 2, 3, 4, 5, 11, 12 and 14 of Title 6 of the Taft Municipal Code at its regular meeting on August 3 and September 7, 2022; and

WHEREAS, the Planning Commission studied and considered the written findings for approval of Zoning Ordinance Amendment No. 2021-06, City Staff's written and oral reports, and all public testimony before making a decision on this request; and

WHEREAS, the laws and regulations relating to the preparation and adoption of environmental documents, as set forth in the State Guidelines Implementing the California Environmental Quality Act have been adhered to; and

WHEREAS, the Planning Commission has fully considered this request and the potential environmental effects.

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE, RESOLVE, AND RECOMMEND AS FOLLOWS:

1. The proposed amendment is consistent with the goals, objectives, policies, and programs of the General Plan and is necessary and desirable to implement the provision of the General Plan; and
2. The proposed amendment will not adversely affect the public health, safety, and welfare or result in an illogical land use pattern; and
3. The proposed amendment is consistent with the purpose and intent of the remainder of this Zoning Ordinance not under consideration; and
4. The potential environmental impacts of the proposed amendment are insignificant, have been mitigated, or there are overriding considerations that outweigh the potential impacts; and
5. The proposed amendment is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines because the Code Amendment will have no significant effect on the environment.

SECTION 1. The following amendments and additions of Section 6-1-11(A), of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-1-11: ZONE DISTRICTS:

(A) Districts Created: In order to provide a uniform basis for regulating the use of land, buildings and structures, and to establish minimum site development regulations and performance standards applicable to sites within the city, the city is hereby divided into the following zone districts:

~~Planned development (PD) zone district~~

Community facilities (CF) zone district

Airport approach height overlay (H) zone district

Drilling island (DI) zone district

Petroleum extraction overlay (PE) zone district

Residential suburban (RS) zone district

Single-family residential (R-1) zone district

Medium density residential (R-2) zone district

High density residential (R-3) zone district

Mixed use (MU) zone district

General commercial (GC) zone district

~~Downtown commercial (DC) zone district~~

Industrial (I) zone district

Agricultural (A) zone district

Natural resources (NR) zone district

Specific Plan (SP) zone district

SECTION 2. The following amendments and additions of Section 6-1-14(C), of Title 6, of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-1-14: PROJECT ASSISTANCE TEAM:

(C) Powers And Duties: It shall be the duty of the project assistance team to review and make recommendations to the planning agency regarding any of the following:

1. All tentative land division maps, including those specifically exempted from the requirement for a final map.
2. ~~All planned developments.~~
3. Any land use application related to a development project, such as a site plan review, conditional use permit, variance, zone change, specific plan amendment or general plan amendment.
4. Any other project or action deemed by the planning agency to require review and recommendation by the project assistance team.
5. The project assistance team shall review and identify technical design features which are necessary to ensure adequate public health, safety and welfare, including adequate traffic and pedestrian circulation, proper grading and erosion control, including the prevention of sedimentation or flood and drainage damage to off site property. In addition, the project assistance team shall consider the adequacy of existing public facilities and services and any potential fire hazards that may pose a threat to life, property and the surrounding environment.

SECTION 3. The following amendments and additions of Section 6-1-19, of Title 6, of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-1-19: DEFINITIONS:

DWELLING UNIT, ACCESSORY (ADU): A secondary dwelling unit located on the same parcel as ~~the a~~ primary single-family residential unit or multi-family residential development. The unit may be attached, detached, or a conversion of a room(s) in the primary dwelling per the provisions in section 6-12-23 of this title.

DWELLING UNIT, JUNIOR ACCESSORY (JADU): An ADU of no less than 70 square feet and no more than 500 square feet in size and contained entirely within a single-family residence. A JADU can only be created through conversion of an existing portion of a single-family dwelling, not a garage or other accessory building per the provisions in section 6-12-23 of this title.

SECTION 4. The following amendments and additions of the Table of Contents of Chapter 2, of Title 6, of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

- 6-2-1: Purpose And Intent
- 6-2-2: Development Review Process
- 6-2-3: General Plan Amendment
- 6-2-4: Zoning Ordinance Amendment
- 6-2-5: Conditional Use Permit
- 6-2-6: Variance
- 6-2-7: Temporary Land Use Permit
- 6-2-8: Development Agreement
- 6-2-9: Site Plan Review/Design Review
- 6-2-10: Director's Permit
- 6-2-~~11~~0: Temporary Use Permit
- 6-2-~~12~~1: Special Event Permit
- 6-2-~~13~~2: Tenant Improvements
- 6-2-~~14~~3: Nonconforming Use And Structures
- 6-2-~~15~~4: Application Filing
- 6-2-~~16~~5: Public Hearing And Notification Procedures
- 6-2-~~17~~6: Approval To Extend With Land
- 6-2-~~18~~7: Effective Date Of Decision
- 6-2-~~19~~8: Lapse Of Approvals And Extensions Of Time
- 6-2-~~20~~19: Appeals
- 6-2-~~21~~0: Revocation Of Permits

SECTION 5. The following amendments and additions of Section 6-2-3 of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-2-3: GENERAL PLAN AMENDMENT:

(A) Purpose And Intent: As conditions within the city change it may, from time to time, become necessary to amend the general plan to enhance its effectiveness. In addition, state law requires that the general plan be periodically reviewed and updated. The purpose of this section is to provide a method for amending the general plan to ensure its continued effectiveness.

(B) Authority: The city council may amend all or part of the general plan, or any element thereof. All zone districts, specific plans (for which a development agreement or vesting subdivision or parcel map has not been adopted) and any other plans of the city that are

affected by a general plan amendment, and which by law must be consistent with the general plan, shall be reviewed and amended concurrently, to ensure consistency between the general plan and implementing zoning, specific plans, and other plans.

(C) Restriction On Number Of Amendments: Elements of the general plan shall be amended no more frequently than permitted by state law.

TABLE 2.A
CONSISTENCY OF CITY ZONE DISTRICTS WITH
GENERAL PLAN LAND USE DESIGNATIONS

Zone Districts	General Plan Designations												
	A	NR	PF	OS	RR	RE	LDR	MDR	HDR	MU	C	I	<u>SP</u>
PD	€	€	€	€	€	€	€	€	€	€	€	€	
<u>SP</u>													<u>C</u>
CF	C	C	C	C	C	C	C	C	C	C	C	C	
H	C	C	C	C							C	C	
DI	C	C	C	C	C	C	C	C	C	C	C	C	
PE	C	C	C	C	C	C	C	C	C	C	C	C	
RS			C		C	C	C						
R-1			C				C						
R-2			C					C		C			
R-3			C						C	C	<u>C</u>		
MU			C					C	C	C	C		
GC			C								C		
DC			€					€	€	€	€		
I			C									C	
A	C	C	C	C									
NR	C	C	C	C									

"C" denotes that zone district is consistent with the applicable general plan designation.

Key to table 2.A:

General Plan Land Use Designations

Residential designations:

- RR Rural residential
- RS Estate residential
- LDR Low density residential

MDR	Medium density residential
HDR	High density residential

Public facilities designations:

PF	Public facilities
P	Parks
S	Schools
PUB	Public utilities/buildings
AP	Airport
CD	Cemetery

Commercial designations:

C	Commercial
MU	Mixed use

Open space designations:

OS	Open space
NR	Natural resources
A	Agricultural

Industrial designations:

I	Industrial
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Zone Districts

Special districts:

PD	Planned development
SP	Specific Plan
CF	Community facilities
H	Airport approach height overlay
DI	Drilling island
PE	Petroleum extraction overlay
NR	Natural resource

Residential districts:

RS	Residential suburban
R-1	Single-family residential
R-2	Limited multiple-family residential
R-3	Multiple-family dwelling

Commercial districts:

DC	Downtown commercial
GC	General commercial
MU	Mixed use

Industrial districts:

I	Industrial
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Agricultural districts:

A	Agricultural
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(D) Initiation Of Amendments To The General Plan: An amendment to the general plan or any element thereof may be initiated by any of the following actions:

1. A request made and approved by the planning commission to the city council;
2. A request made and approved by the city council;
3. An application from a property owner or his/her authorized agent; provided, that such application involves the development or modification of property located within the area affected by such amendment;
4. An application from any affected party; provided, that such application involves only revisions to the goals, objectives, policies and implementation programs of the general plan; or
5. A request made by the planning director to the planning commission subject to approval by the planning commission.

(E) Authority And Hearings: Authority for approval of general plan amendments shall be vested in the city council. The planning commission shall forward recommendations to the city council regarding general plan amendments.

1. Planning Commission Review:
 - (a) Following receipt, in proper form, of a completed amendment application or duly adopted resolution and completion of required environmental review, a public hearing before the planning commission shall be noticed and held.
 - (b) The planning commission shall make a written recommendation on the proposed amendment to the city council to approve, approve in modified form, or disapprove.
2. City Council Review And Action: A public hearing before the city council shall be noticed and held after a recommendation is made by the planning commission to approve a proposed general plan amendment, appeal of a decision by the planning commission to approve or disapprove a proposed general plan amendment, in accordance with the provisions of section ~~6-2-15~~ 6-2-16 of this chapter, or a discussion by the city council or any of its members to hear

the matter. The city council may approve, approve with modifications, or disapprove any such proposed amendment. Prior to city council action, any substantial modification proposed by the city council that was not previously considered by the planning commission shall first be referred to the planning commission for consideration and recommendation. Failure of the planning commission to report within forty five (45) calendar days, or within the time period set by the city council, shall be deemed a recommendation for approval.

SECTION 6. The following amendments and additions of Section 6-2-4(C), of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-2-4: ZONING ORDINANCE AMENDMENT:

(C) Authority: Authority for approval of amendments to this title, including amendments to the official zoning map, shall be vested in the city council. The planning commission shall forward recommendations to the city council regarding such amendments.

1. Planning Commission Review:

(a) A public hearing before the planning commission shall be noticed and held within the time limits specified by state law, after an initiated application is deemed complete and after required environmental documentation has been completed. A longer period of time may be prescribed by the city council in the case of a city initiated amendment.

(b) The planning commission shall recommend to the city council an approval, approval with modifications, or shall disapprove the proposed amendment.

(c) A planning commission action disapproving a proposed amendment, regardless of how such amendment was initiated, shall be final unless appealed pursuant to the appeal provisions of section ~~6-2-19~~ 6-2-20 of this chapter.

SECTION 7. The following amendments and additions of Sections 6-2-5(G) and 6-2-5(H), of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-2-5: CONDITIONAL USE PERMIT:

~~—(G)—Acceptance Of Conditions: A conditional use permit shall not become effective for any purpose unless an "acceptance of conditions" form has been signed by the applicant and returned to the planning and community development department and no appeal, consistent with the provisions of section ~~6-2-19~~ 6-2-20 of this chapter, has been filed with the planning and community development department.~~

(H) Revisions/Modifications: Requests to revise or modify an approved conditional use permit may be requested by the applicant or the planning commission.

1. Revisions/Modifications Requested By Applicant: A revision or modification to an approved conditional use permit, including, but not limited to, change in conditions, expansions, intensification, location, hours of operation or change of ownership, may be

requested by an applicant. The applicant shall supply necessary information as determined by the planning director to indicate reasons for the requested change. The requested revision or modification shall be processed in the same manner as the original conditional use permit, unless determined by the Planning Director to be in substantial conformance per section 6-2-5 (H)(3) below, at which time the Planner Director can ministerially process the revision or modification.

2. Review By The Planning Commission: The planning commission may periodically review any conditional use permit to ensure that it is being operated in a manner consistent with conditions of approval or in a manner not detrimental to the public health, safety or welfare, or materially injurious to properties in the vicinity. If, after review, the planning commission deems that there is sufficient evidence to warrant a full examination, a public hearing date shall be set. At such public hearing, the planning commission may modify or revoke the conditional use permit pursuant to the provisions of this title.

3. Substantial Conformance: Changes to an approved conditional use permit that are determined by the planning director to be de minimis as defined below and in conformance with previously approved plans can be approved under a substantial conformance finding. This determination may be appealed to the planning commission by a stakeholder with a substantiated interest. The Director must make the following findings in order to determine substantial conformance:

- The proposed amendment will not adversely affect the public health, safety or general welfare; and
- The proposed amendment is consistent with the goals, objectives and policies of the general plan, or any applicable specific plan; and
- The proposed amendment is consistent with the purposes and intent of this title, unless such amendment proposes to change, supplement or alter any part of this title, whereas said amendment must be consistent with all applicable sections, including these findings; and
- The previously approved use will continue as the primary use and any new proposed uses will be ancillary to the primary approved use.
- The proposed amendment does not increase the square footage of the previously approved use by more than 15%.
- The potential significant environmental impacts of the proposed amendment are insignificant or considered exempt, remain covered by a previously filed environmental determination, have been mitigated, or there are overriding considerations that outweigh the potential impacts.

SECTION 8. The following amendments and additions of Section 6-2-6(B), of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-2-6: VARIANCE:

(B) Authority: The authority to grant a minor variance shall be vested with the planning director. The authority to grant a major variance, as defined in subsection (D) of this section, shall be vested with the planning commission.

1. A variance from the terms of the regulations of this title shall be granted only when it is demonstrated that the strict application of the zoning regulations deprives such property of privileges enjoyed by other properties in the general vicinity and in the same zone district due to special circumstances applicable to the property in question, including size, shape, topography, location or surroundings. Consequently,
2. a variance to a zoning regulation prescribed by this title may be granted with respect to development standards, including, but not limited to, walls, fences, screening and landscaping, site area, width and depth, coverage, front, side and rear yards, height of structures, usable open space, and on street and off street parking and loading facilities.
3. In approving a variance, the planning director and planning commission may impose reasonable conditions of approval.
- 1-4. Should the planning director deny, modify or condition the variance sought pursuant to this section, the planning commission may hear the minor variance on appeal.:

SECTION 9. The following amendments and additions of Section 6-2-7(G), of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-2-7: TEMPORARY LAND USE PERMIT:

~~—(G) Acceptance Of Conditions: A land use permit shall not become effective for any purpose unless an "acceptance of conditions" form has been signed by the applicant and returned to the planning and community development department and no appeal, consistent with the provisions of section 6-2-19 6-2-20 of this chapter, has been filed with the planning and community development department.~~

SECTION 10. The following amendments and additions of Sections 6-2-8(E) and 6-2-8(G), of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-2-8: DEVELOPMENT AGREEMENT:

(E) Review Of Application:

1. Endorsement: The planning director shall endorse the application on the date it is received. The application shall be reviewed and may be rejected if it is incomplete or inaccurate. If the application is complete, it will be accepted for filing. The planning director shall review the application and determine any additional requirements necessary to complete the agreement form. After receiving the required information, a staff report and recommendation shall be prepared which will state whether or not the development agreement, as proposed or in an amended form (specifying the nature of the amendments),

would be consistent with the general plan and any applicable specific plan, and with the provisions contained herein, and whether it meets the needs and requirements of the city.

2. Review And Recommendations: The planning director shall, as part of his review of the application, circulate copies of a proposed development agreement to those city departments and other agencies having jurisdiction over the development project to be undertaken pursuant to the development agreement, for review and comment by such city agencies. The proposed development agreement shall be reviewed for legal sufficiency and a proposed ordinance authorizing the city to enter into the development agreement, for action by the city council upon hearing thereof, as specified herein, shall be prepared. The staff report and recommendation of the planning director shall include any appropriate recommendations received by other agencies.

3. Environment Review: The planning director shall, at the applicant's expense and in accord with the city procedures for implementation of the California environmental quality act, undertake environmental review and, upon completion of such review, transmit the application, together with a recommendation thereon, to the planning commission.

4. Public Hearing: Upon receipt of the application, the results of the environmental review, and the recommendations of the planning director, the planning commission shall schedule a public hearing. Notice of intention to consider the application shall be given as provided in California Government Code sections 65090 and 65091, and as provided for in section ~~6-2-15~~ ~~6-2-16~~ of this chapter. In addition, if the application is being processed together with the development project, notice of such intention shall be given as required for consideration of the development project.

5. Review Standard: The planning commission may recommend use of a development agreement as a method of implementing or providing standards and criteria for any development approval, including, but not limited to:

- (a) A development approval pursuant to this title;
- (b) An amendment to the general plan;
- (c) The formation of an assessment district, benefit district, maintenance district, special benefit district or any other mechanism for the installation of required on site and/or off site improvements; and/or
- (d) Mitigation measures imposed upon a development project after approval of an environmental impact report or mitigated negative declaration in which such mitigated measures have been proposed as a mechanism for eliminating or reducing environmental impacts.

6. Recommendation Of The Planning Commission: Following the public hearing, the planning commission shall recommend to the city council to approve, approve with modifications, or disapprove the proposed development agreement. The recommendation shall include the planning commission's determination as to whether or not the proposed development agreement meets the following criteria:

- (a) It is consistent with the objectives, policies, general land uses, and programs specified in the general plan and any applicable specific plan;

(b) It is compatible with the uses authorized in, and the regulations prescribed for, the zone district in which the real property is or will be located;

(c) It is in conformity with and will promote public convenience, general welfare and good land use practice;

(d) It will not be detrimental to the health, safety and general welfare, or materially injurious to properties and improvements in the vicinity;

(e) It will not adversely affect the orderly development of property or the preservation of property values; and

(f) It will promote and encourage the development of the proposed project by providing a greater degree of requisite certainty.

(G) Periodic Review:

1. Review: The city shall periodically review a development agreement at least once every twelve (12) months after the city enters into a development agreement.

2. Good Faith Compliance: Not less than forty five (45) nor more than sixty (60) calendar days prior to the yearly anniversary of the date a development agreement was entered into, the applicant shall submit evidence to the planning director of the applicant's good faith compliance with the development agreement. Said notification shall be accompanied by a processing fee in such amount as may hereinafter be established by resolution of the city council.

3. Finding Of Compliance: If the planning director finds good faith compliance by the developer with the terms of a development agreement, a certificate of compliance shall be issued, which shall be in recordable form and may be recorded by the developer in the official records. The issuance of a certificate of compliance by the planning director and the expiration of the appeal period hereinafter specified without appeal, or the confirmation by the city council of the issuance of the certificate on such appeal, shall conclude the review for the applicable period and such determination shall be final.

4. Finding Of Noncompliance: If, based on substantial evidence, the planning director finds the developer has not complied in good faith with the terms of a development agreement, the respects in which the developer has failed to comply shall be specified in writing. The planning director shall also specify a reasonable time for the developer to meet the terms of compliance. If such areas of noncompliance are not corrected within the reasonable time limits as prescribed by the planning director, the development agreement shall be subject to cancellation pursuant to provisions herein.

5. Appeal Of Determination: Any interested person may file an appeal of the issuance of a certificate of compliance to the city council within ten (10) days after the certificate's issuance. The developer may also file an appeal to the city council of a finding of noncompliance by the planning director within ten (10) days after giving notice of such determination. All appeals before the city council shall be conducted pursuant to the provisions of section ~~6-2-19~~ 6-2-20 of this chapter, at which time evidence shall be taken and findings thereon made.

6. Referral To The Planning Commission: The planning director may refer any review to be conducted hereunder to the planning commission. Such referral shall be made, together with a staff report of the planning director's preliminary findings. Upon such referral, the planning commission shall conduct a noticed public hearing to determine the good faith compliance by the developer with the terms of the development agreement in accordance with the provisions contained herein, and shall direct the issuance of a certificate of compliance upon a finding of good faith compliance, or make the determination of noncompliance on the basis of substantial evidence.

SECTION 11. The following amendments and additions of Sections 6-2-9(B), 6-2-9(C), 6-2-9(D), 6-2-9(E) and new Section 6-2-9(G), of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-2-9: SITE PLAN REVIEW/DESIGN REVIEW:

(B) Authority: Authority for approval of site plan review/design review shall be vested in the planning commission. In the case of residential development, if findings can be made that the project complies with the design and land use objectives and standards set forth in Chapter 4 of this Title or an approved specific plan, the authority for preliminary approval shall be vested in the planning director.

(C) Director's Site Plan Approval: Per Section 6-2-9(B), where a site plan is found to comply with the design and land use objectives of Chapter 4 or an approved specific plan, authority for preliminary approval of site plan review/design review shall be vested in the planning director. The following shall apply:

1. Notice of its preliminary approval shall be sent to all property within 300' and to other interested parties to the project.
2. A request for review and hearing by the Planning Commission of the Director's preliminary decision can be requested by those parties in writing within 14 days of the Director's decision. The hearing before the planning commission must be scheduled within 30 days of receipt of the review request.
3. The hearing date can be extended upon approval of the project applicant.
4. The Director's decision can only occur when CEQA review has been completed and it has been determined that the site plan is consistent with the applicable adopted CEQA document.

~~(D)~~ Application: An application for a site plan review/design review shall be filed with the planning and community development department in a manner prescribed by the planning director.

~~(E)~~ Public Hearing: The planning commission shall consider each application for a site plan review/design review at a noticed public hearing unless the project meets the requirements for directors' approval per Section 6-2-9(B) of this title.

~~(F)~~ Findings: Following review and consideration of an application, the planning director, planning commission, the city council on appeal, may approve a site plan review/design review

application in whole or in part, with or without conditions, provided the planning commission prepares a written decision which contains the findings of fact upon which the planning commission's decision is based. In preparing this written decision, all of the following findings of fact must be made in an affirmative manner:

1. The proposed use is permitted within the subject zone district pursuant to the provisions of this section, complies with all applicable provisions of this title, is consistent with the goals, policies and objectives of the general plan, and is consistent with the applicable development policies and standards of the city; and
2. The proposed use would not impair the integrity and character of the zone district in which it is to be established or located; and
3. The site is suitable for the type and intensity of use or development proposed; and
4. There are adequate provisions for water, sanitation, public utilities and services to ensure public health and safety; and
5. The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity; and
6. The proposed use would not result in a significant effect on the environment, unless overriding considerations outweigh the potential impacts.
7. For projects that fall under Director's Site Plan Approval per Section 6-2-9(C), the Director finds with certainty the project is consistent with the land use and design criteria outlined in Chapter 4 or within an approved specific plan.

(G) Objective Design Criteria: Development that seeks to utilize the Director's Site Plan Approval shall comply with all applicable Objective Design Standards contained within Chapter 4 (Residential) or Chapter 5 (Commercial). All other approvals should seek to comply with the Objective Design Standards in the above referenced Chapters.

1. Exceptions to some design criteria may be allowed on condition that the Director identifies an appropriate alternative providing an equal or better design result.

~~—1. The design and layout of a proposed development shall be consistent with the general plan, the provisions of this title and any adopted architectural criteria for specialized areas, such as designated historic districts, theme areas, specific plans or planned developments.~~

~~—2. New, renovated or remodeled developments shall demonstrate that the following general design criteria have been integrated into the design and layout of the proposed development:~~

~~—(a) Establish an architectural and siting design theme that is compatible with surrounding existing and planned development that includes the following elements:~~

~~—(1) A relationship to prominent design features existing in the immediate area (i.e., trees, landform, key elements of adjacent development, etc.);~~

~~—(2) A relationship to existing structures and neighborhood character. This includes prohibiting any device being or resembling security bars, gates or other similar security devices from being placed over or on windows or doors on the exterior of any building, or the interior of any building if visible from a public street or public right of way; excepting doors and windows on the ground level portion of the rear of a building facing an alley;~~

~~—— (3) A relationship to the natural environment (i.e., washes, native vegetation and community landscaping);~~

~~—— (b) Design the development to create pleasing transitions to and from surrounding development by incorporating the following elements:~~

~~—— (1) The bulk of new structures relates to the prevailing or planned scale of adjacent development;~~

~~—— (2) Setbacks from streets and adjacent properties relate to the scale of the structure and the function of the street and encourage pedestrian scale and uses; and~~

~~—— (3) Tall structures are made less imposing by physically stepping them back from the street.~~

~~—— (c) Respect the identified views and view corridors of existing developments to the greatest extent possible. Where applicable, view corridors oriented toward such existing or proposed community amenities, such as parks, open space or natural features, are to be enhanced.~~

~~—— (d) Create subtle variations in architectural and landscape components that provide visual interest, but do not create abrupt changes or cause discord in the overall character of the neighborhood.~~

~~—— (e) Provide appropriate transitions between different projects by providing buffer areas, landscaping and other similar treatments (e.g., hedges, walls, fences, berms or landscaped open space).~~

~~—— (f) Provide a harmonious appearance of the development with the surrounding environment and existing developments based on the compatibility of individual structures rather than one specific style of architecture.~~

~~—— (g) Avoid uninterrupted fences and walls, unless they are needed for specific screening, safety or sound attenuation purpose. Where needed, fences or walls shall be required to:~~

~~—— (1) Relate to the site being developed as well as surrounding developments, open spaces, streets and pedestrian ways;~~

~~—— (2) Respect existing view corridors to the greatest extent possible; and~~

~~—— (3) Incorporate landscape elements or changes in materials, color or texture in order to discourage graffiti, and prevent undue glare, heat, reflection or aesthetic inconsistencies.~~

~~—— (h) Incorporate the following lighting concerns into development proposals:~~

~~—— (1) Lighting fixtures are to be attractively designed to complement the overall design theme of the project;~~

~~—— (2) Lighting shall create a festive atmosphere within commercial areas by outlining buildings, trees or other architectural features to encourage nighttime use of those areas by pedestrians; and~~

~~—— (3) On site lighting shall create a safe environment, adhering to established crime prevention standards, but shall not result in nuisance levels of light or glare on adjacent properties.~~

~~—(i) Architectural plans for development shall be required to incorporate the following building elevation and screening criteria:~~

~~—(1) All exterior wall elevations of buildings and screen walls shall have architectural treatments that enhance the appearance of the building or wall;~~

~~—(2) Compatible materials and consistent style shall be evident within a development in all exterior elevations; and~~

~~—(3) Within multi-family, commercial, office and mixed-use business park developments, trash enclosures, loading areas, mechanical equipment and outdoor storage areas shall be screened from public streets, and from other public views, as appropriate.~~

~~—(G) Residential Subdivision Land Use Design Criteria: It is the intent of the general plan and the provisions of this section to encourage a variety of residential development types that are innovative in design and compatible with surrounding neighborhoods while being conducive to creating a balanced housing market in the city. The following represents components of design requirements for all residential subdivisions, unless otherwise exempted in this section:~~

~~—1. Variations: Housing within new residential subdivisions should, where possible, be situated with recognizable variations in front and side yard building setbacks.~~

~~—2. Road Access: Residential developments should, where possible, maximize a feeling of openness by orienting road access to open space areas and areas of visual interest.~~

~~—3. Roofs: The use of roof forms, including shed, gable and hip roofs, alone or in combination, shall be used to achieve a variety of rooflines for houses adjacent to public streets. All such roofs shall be of a concrete tile, approved shake, or an architectural style composition shingle with dimensional variations. All other proposed roofing materials shall be subject to review and approval by the building official.~~

~~—4. Congruity: To reduce architectural massing at street corners and to create congruity where a two-story structure is next to a one-story structure, the incorporation of a one-story element into the two-story structure should be required when feasible.~~

~~—5. Area: The minimum size for the livable area within a new single-family residence in the city shall be one thousand (1,000) square feet.~~

~~—6. Landscaping: All subdividers/developers shall be required to provide landscaping and an irrigation system for each lot of a residential subdivision prior to receiving a final inspection for any house constructed in that subdivision, as follows:~~

~~—(a) Landscaping and an irrigation system for both the front yard and the street side yard, provided the street side yard is not obscured from sight from an adjacent street by fencing, of each lot shall be provided. Said landscaping shall consist of the following:~~

~~—(1) No less than one 15-gallon size tree;~~

~~—(2) Ten percent (10%) of said yard area shall consist of a landscaped planter; and~~

~~—(3) The remaining portion of said yard area not occupied by a driveway, shall be improved with sod, including one six-inch station clock and two (2) 1-inch valves.~~

~~—(b) Any proposal for an alternative landscaping plan shall be subject to review and approval by the planning director.~~

~~—7.— Design: Architectural styles and themes should be compatible with the surrounding environment. However, to assure individuality among projects, each development shall vary its architectural design to avoid monotony and create visual interest, while remaining compatible with surrounding development.~~

~~—8.— Floor Plans: If custom homes are not proposed, subdevelopers of residential subdivisions shall provide a variety of floor plans and building elevations, as depicted in table 2.B of this section:~~

~~—TABLE 2.B~~

~~—RESIDENTIAL FLOOR PLANS AND~~

~~—ELEVATIONS GUIDELINES~~

Number Of Single-Family Dwellings	Minimum Number Of Building Footprints (Excludes Reverse Plans)	Minimum Number Of Elevations Per Building Footprint
1-3	1	1
4-8	2	2
9-18	3	2
19-36	3	3
37-60	4	3
61-99	4	3
100+	5	3

~~—9.— Elevations: Elevations, for the purpose of meeting the requirements of this section, shall mean the treatment of materials, trim, roofs or other architectural features which are considerably different than the elevations of any other house in the same subdivision as seen from the street upon which it faces. No two (2) identical elevations shall be placed side by side within a subdivision.~~

~~—10.— Color:~~

~~—(a)— The use of monochromatic and complementary accent and trim colors is considered to meet the intent of this chapter.~~

~~—(b)— The use of bright or garish colors (i.e., fluorescent "hot" or "day glow" colors) shall not be permitted.~~

~~—(c)— Using building materials in their natural state, such as brick or stone, is strongly recommended.~~

~~— (d) The use of colors to express individuality and identity within a cohesive and attractive framework is encouraged. Such colors should be in harmony with other colors used in the immediate area.~~

~~— 11. Agricultural Land Uses: Where portions of a proposed development share a common boundary with existing agricultural properties, the following concepts for transitions and buffers shall be incorporated into the development proposal where feasible:~~

~~— (a) The incorporation of existing orchards, vineyards and groves into new development as landscaping, or as passive open space, is encouraged, however, the following provisions shall be met:~~

~~— (1) All such trees located in a public right of way shall be approved for that purpose by the public works director.~~

~~— (2) All trees within common areas shall be provided with the assurance of a continued maintenance mechanism, homeowners' association or a special landscape district. (Ord. 802-14, 2-4-2014)~~

SECTION 12. The following insertion of a new Section 6-2-10, of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-2-10: DIRECTOR'S PERMIT:

(A) Purpose and Intent: The purpose of this section is to establish the application, review, and decision procedures for a Director's Permit (DP). The DP enables the Planning Director to administratively review the location, site development, and/or conduct of certain land uses. DPs are not the automatic right of any applicant. An approved DP goes with the land and is non-transferrable to another location.

(B) Applicability: DPs are required for some land uses, subject to the permit requirements of the applicable zone district. A DP may only be issued in accordance with zone district requirements and with this section. Projects that seek ministerial approval shall comply with applicable Objective Design Standards contained in Chapter 4 (Residential) or Chapter 5 (Commercial).

(C) Applications:

1. Responsibility: The Director shall have the responsibility to approve, conditionally approve, or disapprove an DP. The Director may also decline to take action and forward the application for action to the Planning Commission at a public hearing.
2. Initiation of Application: DP applications may be initiated by the owner, owners, or their authorized agents of property in the City. The applicant shall submit an application in accordance with section 6-2-15, or the format specified by the Director. Fees shall be paid at the time of application in accordance with the fee schedule. An application for a DP shall be accompanied by the following:
 - i. Submittal of all information and materials deemed necessary to render the requested land use decision before the application is deemed complete.

- ii. Complete plans, scope of work, and description of the property involved and the proposed use.
 - iii. Evidence, satisfactory to the Director, of the ability and intention of the applicant to proceed with actual construction work in accordance with said plans within six (6) months after issuance of the DP.
3. Project Review and Noticing: Applications for a DP shall be processed if the Director finds the application to be complete at the time of filing. The applicant shall be notified in writing within thirty (30) days if the application is complete.
 - i. If the application is found to be incomplete, the Director shall notify the applicant in writing within thirty (30) days, indicating the additional information required to complete the application. The application will not be processed until the information is received by the Director.
 - ii. Each application shall be analyzed by the Director to ensure the application is consistent with the purpose and intent of this Section.
 - iii. The Director shall issue a Notice of Intended Decision, including the scheduled decision date, and shall be publicly noticed, consistent with Section 6-2-16 (Public Hearing And Notification Procedures) and state law.
 - iv. Public noticing shall be conducted in compliance with Section 6-2-16 (Public Hearing And Notification Procedures).

(D) Hearing and Decision:

1. Director's Permit Decision/Hearing: DPs are reviewed and approved administratively by the Director and require no public hearing unless an appeal is filed. The Director may approve, conditionally approve, or deny a DP application after making the following findings.
2. Required Findings: The approval of a DP shall be accompanied by all the following findings:
 - i. Approval of the DP would not result in detrimental impacts to adjacent properties or the character and function of the neighborhood.
 - ii. The design, development, and conditions associated with the DP are consistent with the goals, policies, and intent of the General Plan, the purpose and intent of the applicable Zone, the Objective Design Standards contained in Chapter 4 or 5, and the character of any applicable Specific Plan.
 - iii. The land use allowed in conjunction with the DP is compatible with the existing and future land uses of the applicable Zone, and the general area in which the proposed use is to be located.
3. Conditions and Limitations: DPs may be granted upon such conditions and limitations as the Director shall deem to be reasonable and necessary or advisable under the circumstances so that the objectives of this Zoning Ordinance in entirety are achieved.

(E) Appeals and Revocations:

1. If the planning director determines that any conditions of approval of a director's permit, have been violated, or that the permittee is operating in a manner that is

inconsistent with or that is not in accordance with the approved statement of operations, or that such entitlement is being used in a way that is injurious to the public health, safety, or welfare, the planning director shall send notice to the permit holder. The notice shall provide sufficient information to inform the permit holder of the reasons why the planning director is recommending that the permit be revoked and shall specifically identify the findings for revocation.

2. All appeals or use revocations related to a DP approval or denial shall be consistent with the standards and process of Sections 6-2-20 (Appeals) and 6-2-21 (Revocations).

SECTION 13. The following amendments of the section title of former Section 6-2-10 and within Sections 6-2-11(A), 6-2-11(B) and 6-2-11(E) of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-2-11~~0~~: TEMPORARY USE PERMIT:

(A) Review, Decision: The project assistance team (PAT), as defined in section 6-1-14, shall review and act upon all requests for temporary use permits (TUP), or extensions thereof. The PAT shall approve, conditionally approve or deny any such applications subject to the findings and standard conditions set forth in this section.

(B) Uses Included: Those uses subject to a temporary land use permit include the following:

1. Temporary real estate offices on the site of an approved subdivision where lots, or lots and houses, are being offered for sale.
2. Model homes on any lot within a tentatively approved subdivision consistent with the provisions of the city subdivision ordinance.
3. Construction trailers, commercial cargo/storage containers, temporary office buildings and security personnel offices on construction sites for which a project has been approved and a building permit or grading permit has been issued by the city, subject to the provisions of this chapter.
4. On site contractor's yard during the construction phase of an approved project for which a building permit or grading permit has been issued.
5. Mobilehome or trailer occupied for security purposes during the construction phase of a project.
6. Commercial cargo/storage containers ("containers") may be placed by a temporary use permit only in commercial or industrial zone districts, subject to the following conditions in a manner consistent with the provisions of this section:
 - (a) Said containers shall be adequately screened from view from any street, highway or adjacent property in a manner consistent with the provisions of this title.
 - (b) In commercially zoned district ~~(excepting the downtown commercial zone district)~~ or community facilities zoned district, one such container shall be permitted for each seven thousand five hundred (7,500) square feet of property up to a maximum of four (4) such

containers; in the industrial zone district, one such container shall be permitted for each twenty thousand (20,000) square feet of property up to a maximum of four (4) such containers.

(c) Said containers shall not be placed in a manner that will interfere with any required vehicular parking or maneuvering areas designated for the property.

(d) In no instance may said containers be placed on a parcel of land other than as an accessory/subordinate use to an existing and permitted primary land use.

(e) Any container that has been located on a parcel of land for a period of ten (10) years or more, upon the effective date hereof, may so remain and shall not be required to comply with the requirements of this section unless a change of occupancy occurs or permits are issued by the city to expand, renovate or improve the property or any structures on the property. In this instance, the requirements listed in subsections (B)6(a) through (B)6(d) of this section shall apply.

(E) Cancellation Of Temporary Use Permit:

1. Noncompliance with the conditions set forth in the approved temporary use permit shall be grounds for the PAT to cancel and void any such temporary use permit.

2. The planning director shall give notice of such an action by the PAT to the permittee. The permittee may appeal such a decision to the planning commission by filing an appeal as specified in section ~~6-2-19~~ 6-2-20 of this chapter. (Ord. 802-14, 2-4-2014)

SECTION 14. The following amendment to the section title only of former Section 6-2-11, of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-2-~~12~~14: SPECIAL EVENT PERMIT:

SECTION 15. The following amendment to the section title only of former Section 6-2-12, of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-2-~~13~~15: TENANT IMPROVEMENTS:

SECTION 16. The following amendments and additions of the section title and text of former Section 6-2-13, of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-2-~~14~~16: NONCONFORMING USE AND STRUCTURES:

(A) Purpose And Intent: This section is intended to limit the number and extent of nonconforming uses by regulating their enlargement, reestablishment after abandonment, and the alteration or restoration after destruction of the structures they occupy. In addition, this section is intended to limit the number and extent of nonconforming structures by prohibiting

the relocation, alteration or additions in a manner that would increase the discrepancy between existing conditions and the standards prescribed in this title.

(B) Applicability: This section shall apply to any site, structure or use that was legally established, but does not conform to the provisions of this title as originally adopted or as may be amended from time to time. "Nonconforming" refers to a legally established site that does not meet the minimum dimensional requirements of the applicable zone, or a legally established use that is not permitted by the applicable zone, a legally established structure, by its size, architecture or location does not meet the standards of the applicable zone, or any combination thereof.

(C) Discontinuation Of Nonconforming Use: Whenever a nonconforming use has been discontinued for a continuous period of one hundred eighty (180) days or more, the nonconforming use shall not be reestablished, and the use of the structure or site thereafter shall be in conformity with the regulations for the zone district in which it is located. Discontinuation shall include termination of a use regardless of intent to resume the use.

(D) Conforming Use within Nonconforming Structure: Should a structure be non-conforming, and a conforming use is proposed, the conforming use shall be allowed in the nonconforming structure, providing health and safety issues do not exist, as determined by the planning director.

~~(E)(D)~~ Exempt Nonconforming Use: This section shall not apply to the use of a nonconforming single-family dwelling located in a zone district that permits single-family dwellings or the adaptive reuse of buildings within the Downtown Taft Specific Plan area.

~~(F)(E)~~ Continuation And Maintenance:

1. Any nonconforming structure or use may be continued and maintained for the periods of time hereinafter set forth; ~~provided, that there are no structural alterations, provided the only structural alterations permitted are those required to resolve building code non-compliances,~~ except as hereinafter provided:

(a) Agricultural crops shall not be subject to the provisions of this section;

(b) Agricultural uses that involve permanent structures shall be subject to the provisions of this section; however, such uses shall be permitted to make any changes or improvements that are required by any state law or city ordinances, including structural alterations that are necessary as a part thereof.

2. A structure or use may be maintained for the following periods of time after the effective date of the regulation or ordinance that established it as nonconforming:

(a) Commercial and office uses, such as those primarily permitted in commercial districts, thirty (30) years;

(b) Industrial uses, such as those primarily permitted within industrial districts, forty (40) years;

3. Any structure for which a building permit has been legally issued, and on which substantial construction has been performed in reliance thereon on the site before an amendment to the regulation or ordinance making the use or structure nonconforming, may be

continued in accordance with the plans and specifications upon which the permit was issued, subject to the limitations of this section.

4. A property containing a legally established structure that does not conform with applicable development standards for front yards, side yards, rear yards, height, floor area of structures, or open space for the district in which the property is located, shall be deemed to be a nonconforming structure, and may be used and maintained as provided herein.

5. A legally established sign as provided in chapter 15 of this title.

6. Routine maintenance and repairs may be performed on a nonconforming use, structure or sign.

(GF) Alterations And Enlargements Of Nonconforming Uses And Structures:

1. A nonconforming use shall not be moved, altered or enlarged unless required by law, or unless the moving, alteration or enlargement will result in the elimination of the nonconformity.

2. A nonconforming use shall not be enlarged or extended in such a way as to occupy any part of the structure or site or another structure or site that it did not occupy at the time it became a nonconforming use, or in such a way as to displace any conforming use occupying a structure or site.

3. A nonconforming structure shall not be altered or reconstructed so as to increase the discrepancy between existing conditions and the standards for front yard, side yard, rear yard, height of structures, distances between structures, or usable open space prescribed in the regulations for the zone district in which the structure is located **except within the Downtown Taft Specific zone.**

(4) In the Downtown Taft Specific Zone area, a nonconforming structure may be altered or reconstructed so as to increase the discrepancy between existing conditions and the standards as listed in (3) above up to 10% of the existing standard.

(5) Existing Single Family Residential developments within a commercial, mixed use or multi-family residential zone may be altered or enlarged so long as the additional square footage is exclusively for the establishment of an ADU or JADU, as defined in this title.

(GH) Restoration Of Damaged Structure:

1. Whenever a nonconforming structure is destroyed to the extent of fifty percent (50%) or less by fire, calamity or act of God, the structure may be restored and the nonconforming use may be resumed; provided, that restoration is started **within three hundred and sixty-five (365) calendar days ~~one hundred twenty (120) calendar days~~** and diligently pursued to completion. When the destruction exceeds fifty percent (50%), or the structure is voluntarily razed or is required by law to be razed, the structure shall not be restored except in full conformity with the regulations for the zone district in which it is located, and any prior nonconforming uses shall not be resumed.

2. The extent of damage shall be based upon the ratio of the estimated cost of restoring the structure to its condition prior to such damage to the estimated cost of duplicating the entire structure as it existed prior thereto. Estimates for this purpose shall be reviewed and approved by the building official and shall be based on the minimum cost

of construction in compliance with the most currently adopted city building code. (Ord. 802-14, 2-4-2014)

3. Legal nonconforming single-family residential structures destroyed by fire, calamity or act of God may be restored and the single-family use may be resumed in all zone districts that permit residential uses. The restoration of single-family residential structures in the High Density Residential (R-3), Mixed Use (MU), or other similar multi-family residential zone district shall include the development of an accessory dwelling unit or other second unit on the same property.

SECTION 17. The following amendments and additions to the section title of former Section 6-2-14 and within Section 6-2-15(C), of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-2-154: APPLICATION FILING:

(C) Determination Of Completeness:

1. No application shall be processed pursuant to this title prior to the determination by the planning and community development department staff that the application is complete. A completed application shall consist of:

- (a) The application form with all applicable information included on, or attached to the form;
- (b) Additional information, reports, dimensions, drawings and other material specified on the application form;
- (c) A description of how the proposed project to requested action is consistent with the goals, objectives, policies, programs and other provisions of the adopted general plan;
- (d) Any other information or forms required for implementation of the California environmental quality act pursuant to state guidelines in accordance with subsection (I) of this section;
- (e) Will serve letters from local water, sewer and other utility purveyors confirming that ~~sufficient~~ infrastructure is in place and eligible for service. ~~that can adequately serve the proposed project, including specific mechanisms and/or collection of fees to ensure service;~~

SECTION 18. The following amendments and additions to the section title of former Section 6-2-15 and within Section 6-2-16(B), of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-2-165: PUBLIC HEARING AND NOTIFICATION PROCEDURES:

(B) Public Hearing Date: Where required by state law, and unless otherwise specified in this title, a public hearing on any application shall be scheduled before the planning commission and/or city council a minimum of forty-five (45) calendar days following notice of a complete application or by an alternative mutual agreement. ~~on the earliest appropriate date.~~

SECTION 19. The following amendments and additions of the section title only of former Section 6-2-16, of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-2-~~17~~**6**: APPROVAL TO EXTEND WITH LAND:

SECTION 20. The following amendments and additions of the section title only of former Section 6-2-17, of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-2-~~18~~**7**: EFFECTIVE DATE OF DECISION:

SECTION 21. The following amendments and additions of the section title only of former Section 6-2-18 and within Section 6-2-19(B), of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-2-~~19~~**8**: LAPSE OF APPROVALS AND EXTENSIONS OF TIME:

(B) Extension Of Time:

1. Authority: An extension of time may be granted for projects approved under this title, where substantial construction has not yet commenced or has not yet been completed or where the property has not yet been occupied and the approved use not fully commenced. Approvals for extension of time may only be granted by the original approving authority.

2. Submittal Of Extension Requests:

(a) Extension requests for projects not subject to the subdivision map act and/or not involving city building permits shall only be considered if filed with the planning and community development department no less than thirty (30) calendar days and no more than ninety (90) calendar days prior to the expiration date of the permit or approval.

(b) A subdivider may request an extension for projects subject to the subdivision map act by written application to the planning director in accordance with the provisions of the subdivision map act, title X of this code, and this title.

3. Time Limits On Extensions: Extensions may not exceed a total of four (~~4~~**3**) years from the original date of expiration, unless otherwise provided by law, and may be for shorter periods of time. The planning director and approving authority may choose to grant multiple extensions in shorter increments, but the total of such extensions shall not exceed the total four (4) year limit, except that extensions for TMs may be provided the maximum amount of time in accordance with the Subdivision Map Act (six years).

4. Circumstances Under Which Extensions May Be Granted: An extension of the approval of a project may be granted only if it is found that granting of an extension will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. (Ord. 802-14, 2-4-2014)

SECTION 22. The following amendments and additions of the section title of former 6-2-19 and within Section 6-2-20(A) and 6-2-20(C), of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-2-~~2019~~: APPEALS:

(A) Appeal Of Action:

1. Any person may appeal a decision of the planning director to the planning commission where the planning director's decision would otherwise be final.

2. Any person established as an interested party may appeal a decision of the planning commission to the city council where the planning commission's decision would otherwise be final.

(C) Appeal Hearings: Public notice of an appeal hearing shall be given in the manner in which the original notice was given. In the case of an appeal of a planning commission decision, notice shall be given pursuant to section ~~6-2-15~~ 6-2-16 of this chapter.

SECTION 23. The following amendments and additions of the section title of former Section 6-2-20 and within Section 6-2-21(B) and 6-2-21(D), of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-2-~~210~~: REVOCATION OF PERMITS:

(B) Authority:

1. Authority to revoke permits or approvals shall be vested with the planning commission where the planning commission was the final approving authority in granting the permit or approval, or with the city council where the city council was the final approving authority in granting the permit or approval. A public hearing pursuant to section ~~6-2-15~~ 6-2-16 of this chapter shall be required for revocation of permits or approvals.

2. Notwithstanding the above, the building official shall have the authority to revoke building permits pursuant to the provisions of the California building code.

(D) Notification And Time Limits for Correction:

1. The planning director shall notify the holder of the permit or approval in writing of a decision to initiate a pending revocation, shall state specifically the reasons for the proposed revocation, and shall provide a period of thirty (30) calendar days for the holder to correct or show substantial progress toward correcting the defects that serves as the basis for the proposed revocation. In the event said defects are not corrected within thirty (30) calendar days from the date the notice is mailed, or substantial progress is not made during said thirty (30) day period, a public hearing shall be held before the planning commission, or city council where applicable, which shall be set pursuant to the provisions of section ~~6-2-15~~ 6-2-16 of this chapter.

SECTION 24. The following amendments and additions to the Table of Contents of Section 6-3-1, of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-3-1: ~~Planned Development (PD) Zone District~~ Downtown Taft Specific Plan (DTSP) Zone District

6-3-2: Community Facilities (CF) Zone District

6-3-3: Airport Approach Height (H) Overlay Zone District

6-3-4: Drilling Island (DI) Zone District

6-3-5: Petroleum Extraction (PE) Overlay Zone District

SECTION 25. The following amendments and additions of the Title Section and text of Section 6-3-1, of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-3-1: ~~PLANNED DEVELOPMENT (PD)~~ DOWNTOWN TAFT SPECIFIC PLAN (DTSP) ZONE DISTRICT:

(A) Purpose And Intent:

1. The purpose and intent of the Downtown Taft Specific Plan (DTSP) Zone District is to encourage mixed use development and create a thriving, healthy, balanced community and an economically diverse downtown economy. This is achieved by outlining goals, objectives, policies, and standards regarding the character of land uses and development within Downtown Taft.

~~planned development districts is to encourage innovations in land development techniques so that the community may benefit from a greater flexibility, variety in type, design and layout of sites and buildings than could otherwise be achieved. Planned development projects should also encourage a more efficient use of land so that resulting economies may accrue to the benefit of the community at large.~~

2. The provisions of this section establish procedures that provide for residential, commercial and/or industrial, mixed use developments. These provisions permit the clustering of units, the mixing of land use and building types, and the formulation of specific development standards and design criteria that respond to the particular features or conditions affecting a site. In effect, the ~~DTSP~~ zone district sets the standards of development independent of other zone districts specified in this title. ~~All uses in a planned development zone district are subject to the discretion and approval of the planning commission and the city council. No uses are granted by right.~~

~~3. The planned development zone district is intended to be applied when:~~

~~(a) The objectives of the general plan would be more effectively achieved through the design flexibility of a planned development zone district; or~~

~~(b) The development promotes a harmonious variety of land uses and provides for an economy of shared services and facilities; or~~

~~—(c) The physical characteristics of a site necessitate restricting conventional development opportunities to preserve a significant amenity or natural feature or mitigate a manmade or natural hazard; or~~

~~—(d) The development is compatible with surrounding areas and fosters the creation of an attractive, healthful, efficient and stable environment for living, shopping or working.~~

(B) Use Regulations:

1. Chapter 3 – Land Uses, of the Downtown Taft Specific Plan (adopted by Ordinance) identifies those land uses or activities that may be permitted, or conditionally permitted in the DTSP zone districts, subject to the provisions of this title and the general plan.
 2. All development within this zone district must comply with the approved Downtown Taft Specific Plan.
 3. Should the Downtown Taft Specific Plan be silent on a proposed land use or development standard, then the provisions of this title shall apply, at the discretion of the planning director.
 4. ~~Uses within the planned development zone district shall be established by a development plan approved for the site.~~
 5. ~~Uses established by a development plan shall be consistent with the general plan and the Downtown Taft Specific Plan any applicable planned development or specific plan for the project site.~~
- ~~—3. Prior to the approval of a change of zone to the planned development zone district, the conditions of approval for the development plan shall establish the permitted, and the conditionally permitted, primary and accessory uses for the planned project.~~
- ~~—(C) Origination Of Proposals: The person submitting a proposal to rezone a proposed project to the planned development zone must either act as a developer or as sponsor of the proposed development. In addition, the application shall be in accordance with the procedures hereinafter established. A parcel or site proposed for the planned development zone need not be under a single ownership. However, if not under a single ownership, the separate owners shall have given their express intentions to enter into a private agreement ensuring that they will not develop the parcels separately, but rather in accordance with the single, unified plan submitted to the city. Further, prior to a public hearing held by the planning commission, the multiple owners shall enter into a contractual agreement, recorded with the Kern County recorder's office, expressing their commitment to act in such a manner as to be consistent with planned development zone requirements as exhibited in the approved development plan.~~
- ~~—(D) General Procedure: The general procedure for establishing a planned development district is as follows:~~
- ~~—1. Prior to submission of a planned development application, the project applicant shall meet with the project assistance team (PAT) at a preapplication conference. The preapplication conference is intended to acquaint the applicant with the procedural requirements of this section and to provide an opportunity to discuss the proposed preliminary plan with the PAT.~~
 - ~~—2. Following the preconference meeting with the PAT, the applicant may then file a petition to rezone the project area as planned development. At this time, the applicant shall also submit~~

~~a detailed development plan for consideration by the planning commission. If a tentative subdivision map is part of the detailed development plan, it shall be included with the submittal for planning commission consideration as well.~~

~~—3. The proposal will then be scheduled for a public hearing before the planning commission for a review of the detailed development plan, the rezoning and the tentative subdivision map, if applicable.~~

~~—4. The application for a change of zone to the planned development zone and the tentative tract map (if applicable) shall be acted upon by the planning commission with a recommendation to the city council in a manner consistent with the provisions of section 6-2-4 of this title.~~

~~—5. Upon adoption of the rezoning to the planned development zone and approval of the tentative tract map (if applicable) by the city council, the accompanying detailed development plan requires approval only by the planning commission. Further action by the city council concerning the approval of the final development plan is not required unless specifically requested by the city council or appealed to the city council in accordance with the provisions of section 6-2-19 of this title.~~

~~—6. Once the city council approves the rezoning, and the land is officially zoned, the applicant may move forward with the detailed development plan approval process. However, until such time as the detailed development plan is approved by the planning commission, or by the city council, no land uses shall be permitted within the planned development zone district.~~

~~—7. The planning commission must then approve the detailed development plan prior to the issuance of any permits by the city. If a subdivision is required as part of the development plan, a final map must be recorded or, if the developer wishes to proceed with certain aspects of the project prior to recordation of the final map, the applicant shall provide adequate bonding, as approved by the public works director and city engineer, prior to any permits (such as grading permits) being issued by the city.~~

~~—8. When approved, the detailed development plan shall be stamped and shall be signed by the planning commission chairperson, the planning commission secretary, the public works director and the planning director. Once these signatures are affixed, the applicant may begin procedures for obtaining the permits required for furtherance of the project.~~

~~—9. An application for a final development plan may be for a portion of the land included within the planned development zone district, or be a phase thereof; provided, that:~~

~~—(a) Each phase or portion of a phase shall be consistent with the overall detailed plan that was approved by the planning commission; and~~

~~—(b) Each phase shall function as a complete and separate development from the remaining phases; and~~

~~—(c) Any densities proposed or open space areas provided within the subject phase shall not result from a transfer of density from adjoining phases or from the detailed development plan; and~~

~~—(d) Other improvements that may be necessary to protect public health and safety have been incorporated into the phase or portion of the phase of development.~~

~~—(E) Preliminary Site Plan Review:~~

~~— 1. Prior to filing for a rezone petition, the applicant shall submit a preliminary site plan to the project assistance team. The PAT shall review the preliminary site plan and give the applicant comments within thirty (30) days of submission, unless a longer review period is requested by the applicant.~~

~~— 2. In reviewing the preliminary site plan, the extent to which the proposal fulfills the intent of this chapter and the spirit and intent of the general plan will be considered.~~

~~— 3. After the applicant has received preliminary review, the applicant may: a) file to rezone the project site to the planned development zone district; and b) submit the detailed development plan for consideration by the planning commission.~~

~~—(F) Preliminary And Detailed Development Plans Content:~~

~~— 1. The development plan shall function as a development suitability analysis and land use concept plan that achieves the following:~~

~~— (a) Identifies and quantifies the constraints and opportunities for development posed by:~~

~~— (1) The physical characteristics of the site;~~

~~— (2) Available public services and facilities;~~

~~— (3) The capacity of the existing circulation system; and~~

~~— (4) The existing and planned land use of adjacent properties.~~

~~— (b) Establishes a list of specific limits, parameters and planning objectives to guide development based on the identified development constraints and opportunities.~~

~~— (c) Describes one or more potential development schemes derived from the limits, parameters and planning objectives controlling development. Each proposed development scheme shall describe the following:~~

~~— (1) Proposed land uses and approximate distribution of such land uses;~~

~~— (2) Proposed density of residential uses;~~

~~— (3) Estimated population;~~

~~— (4) Estimated service demands;~~

~~— (5) The anticipated impact on the existing circulation system;~~

~~— (6) The anticipated impact on adjacent properties; and~~

~~— (7) The relationship of the plan to the various elements of the general plan.~~

~~— 2. The development plan shall function as an overall comprehensive plan of development for the planned development zone district that sets forth a written text, maps and/or diagrams, and a detailed plan of development based upon the application of the established limits, parameters and planning objectives controlling development. Said plan shall describe in detail:~~

~~— (a) Proposed land uses and building types, the functional management of such uses and building types and relationship to site, site grading, circulation, lighting, paving, parking, screening, setbacks, recreation and open space areas, and adjacent properties;~~

~~— (b) How the established limits, parameters and planning objectives have been adhered to;~~

~~—(c) The level of public services and facilities required by the proposed development and the program for providing, operating and maintaining such services and facilities;~~

~~—(d) Access and circulation requirements;~~

~~—(e) Known manmade and natural hazards and methods for mitigation of such hazards;~~

~~—(f) Significant natural features and areas to be retained for common open space, and provisions for the preservation, conservation, utilization and maintenance of such areas; and~~

~~—(g) How the plan conforms to the objectives of the general plan and this section.~~

~~—3. The development plan shall set forth the location and dimensions of all uses and structures in sufficient detail to permit preparation of construction drawings.~~

~~—4. If ambiguity exists as to the specific dimensions or extent of any designated area on the development plan, the specific boundaries shall be set by the filing of a legal description and map of the parcel in question.~~

~~—(G) Filing Procedure:~~

~~—1. The applicant shall submit for review the rezoning request and detailed development plan forty five (45) days prior to a scheduled planning commission public hearing.~~

~~—2. The petition shall be signed by the owner or owners of all real estate involved in the petition for the planned development zone district, or shall have attached thereto letters of consent to change to a planned development zone district classification by all such owners prior to the filing.~~

~~—3. If a tentative subdivision map is involved in conjunction with the rezone petition, the tentative map shall also be filed at this time for review by the project assistance team prior to submittal to the planning commission for a public hearing. However, any such recommendation for approval by the planning commission shall be conditioned upon city council approving the tentative subdivision map and the request to rezone to the planned development zone district.~~

~~—4. All environmental documentation shall be submitted by the applicant, or his authorized representative, in accordance with the provisions of the California environmental quality act and such documentation shall be distributed to all concerned public and private agencies consistent with the requirements of the California environmental quality act no less than thirty (30) days prior to a public hearing before the planning commission.~~

~~—5. A public hearing shall be scheduled before the planning commission for it to consider and recommend to the city council either approval, approval subject to modification or denial.~~

~~—(H) Conceptual And Detailed Development Plan Data: The scale of the plan shall not exceed one inch equals one hundred feet (1"=100'). The detailed development plan may include any additional graphics which will explain the features of the proposed project. The following shall be included in the development plan submission:~~

~~—1. All documents and information included in the preliminary site plan, as updated and/or amended.~~

~~—2. Improvement plans for all infrastructure improvements required proposed in the detailed development plan.~~

~~—3. Proposed covenants, conditions and restrictions, if any.~~

~~— 4. Compilation of information shall be as follows:~~

~~— (a) Include an index identifying all documents included in the conceptual and detailed development plan.~~

~~— (b) Include a cover sheet indicating that it is either the conceptual development plan or the detailed development plan, and indicate the date and case number of each.~~

~~— (c) Twenty (20) copies of bound documents, maps, sketches, plans and preliminary layouts are required for submittal. All graphics must be of such a scale as to be easily read, but no larger than eighteen inches by twenty four inches (18"x24") and ten (10) reproducible copies no larger than eight inches by eleven inches (8"x11").~~

~~— (l) Detailed Development Plan Approval:~~

~~— 1. In review of the detailed development plan, the planning commission should consider the extent to which the proposal fulfills the intent of this chapter and how well it meets the spirit and intent of the general plan.~~

~~— 2. Upon review of the planned development zone district, the planning commission shall recommend approval, approval subject to conditions of approval or denial to the city council to grant or deny the rezoning.~~

~~— 3. The planning commission may permit or require written commitments concerning the use of development of the property in connection with a favorable recommendation of the rezoning request or detailed development plan approval of a planned development zone district.~~

~~— 4. If the planning commission gives an unfavorable recommendation, the applicant may revise the proposed detailed development plan and resubmit the revised and detailed development plan to the planning commission for reconsideration.~~

~~— 5. The city council, within thirty (30) days, shall review the rezoning petition, the recommendation from the planning commission, and vote to approve, approve subject to conditions or deny the requested zone change. If the city council hears testimony that was not heard by the planning commission prior to making its decision, the city council may send the proposal back to the planning commission for further action.~~

~~— 6. Should the city council disapprove the rezoning, the applicant must wait one year before resubmitting another petition.~~

~~— 7. Should the city council approve the rezoning, the land will be officially rezoned to the planned development zone district.~~

~~— 8. Prior to signing of the detailed development plan, surety shall be posted (if applicable) in an amount that is consistent with the cost of improvements outlined in the approved improvement plans as set forth by the public works director and the city engineer.~~

~~— 9. Detailed development plan approval is required prior to the issuance of any permits. If a subdivision is required, the final map must be approved, unless bonding for improvements, as approved by the public works director and city engineer, is secured prior to the issuance of any permits.~~

~~— 10. The planning commission may specify any additional plan documentation or supporting information not already submitted that is required prior to the issuance of any permits.~~

~~— 11. When approved, the detailed development plan shall be stamped and shall be signed by the planning commission, the planning commission secretary, the public works director, the city engineer and the planning director.~~

~~— 12. Upon one hundred percent (100%) completion of the development, proposed public properties shall be dedicated to the city if required by the terms and conditions of the detailed development plan. The planning commission shall review the completed project for compliance to the detailed development plan.~~

~~—(J) Minor Modifications: The project assistance team may, from time to time in its administration of the planned development zone district, approve minor modifications to the detailed development plan or improvement plans without a public hearing in a manner consistent with the purpose of intent of the overall development. Such modification shall not include any increase in density, reduction of aesthetic treatments, any change in type of land use, or any change in access points.~~

~~An adversely affected party may appeal any decision of the project assistance team to the planning commission as set forth in section 6-2-19 of this title. The planning commission has the authority to establish rules governing the nature of proceedings and notice required to make a modification under the provisions of this title.~~

~~— 1. Construction: No construction or installation work may commence on any public improvements until satisfactory improvement plans and specifications have been submitted to and approved by the public works director and city engineer.~~

~~— 2. Extension, Abandonment, Expiration:~~

~~—(a) An extension, not to exceed twelve (12) months, for initiating construction of the proposed project, or any phase thereof, may be granted by the planning commission for good cause shown.~~

~~—(b) Upon the abandonment of a detailed development plan authorized under this section (abandonment shall be deemed to have occurred when no improvements have been made pursuant to the approved detailed development plan for a period of 9 consecutive months, or upon the expiration of 3 years from the approval of the detailed development and improvement plans). In this situation, the land will revert back to the base zoning district from which it was rezoned. The planning commission may grant one additional twelve (12) month extension upon showing of good cause.~~

~~— 3. Limitation Of Rezoning: Any initiative of the planning commission or city council to amend the zoning ordinance or subdivision ordinance in a manner that would affect an approved detailed development plan before its completion shall not be enforced on said detailed development plan. Only in the case where a detailed development plan is no longer in conformity with the approved detailed improvement plans, or is not proceeding in accordance with the time requirements imposed herein or by agreement, will the new adopted amendment of the zoning ordinance or subdivision ordinance apply.~~

~~—(K) Findings:~~

~~— 1. Prior to approving a request for a zone district change to the planned development zone district, the city council shall find that all of the following are true:~~

~~—(a) The proposed plan is consistent with the general plan and any applicable specific plan.~~

~~—(b) The physical characteristics of the site have been adequately addressed and that the site is adequate to accommodate all proposed land uses and the general arrangement of such uses.~~

~~—(c) The detailed development plan adequately addresses and reflects all natural and manmade hazards associated with the project site.~~

~~—(d) That the capacity of the circulation system is adequate or can feasibly be improved to accommodate the anticipated requirements of the proposed development.~~

~~—(e) Realistic, feasible methods exist to accommodate the public services and facilities requirements of the proposed development.~~

~~—(f) The proposed land uses and proposed arrangement of such uses will be compatible with the existing and planned land use character of adjacent properties.~~

~~—(g) The detailed development plan carries out the intent of the planned development zone district and the provisions of this title.~~

~~— 2. Prior to approving an application for a final development plan, the planning commission shall make the following findings:~~

~~—(a) The proposed development is consistent with the general plan and any applicable community plan or specific plan.~~

~~—(b) The site for the proposed development is adequate in size and shape to accommodate proposed uses and proposed development standards for all yards, open spaces, setbacks, walls and fences, parking areas, loading areas, landscaping and other features.~~

~~—(c) The improvements required by the conditions of approval, and the proposed manner of development, adequately address any natural and manmade hazards affecting the proposed development and the project site.~~

~~—(d) The site for the proposed development has adequate access, i.e., the conditions of the site design and development plan consider the limitations of existing and proposed streets and highways.~~

~~—(e) Adequate public services exist, or will be provided in accordance with the conditions of approval, to serve the proposed development; and that approval of the proposed development will not result in a reduction of such public services to properties in the vicinity in a manner that is detrimental to the public health, safety and welfare.~~

~~—(f) The proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or the permitted use thereof, and will be compatible with the existing and planned land use character of adjacent properties.~~

~~—(g) The proposed development carries out the intent of the planned development zone district and other provisions of this title by providing a more efficient use of the land and an excellence of design superior to that which could be achieved through the application of conventional development standards.~~

~~—(h) The final plan is in substantial compliance with the approved development plan. (Ord. 768-08, 8-19-2008)~~

SECTION 26. The following amendments and additions of Chapter 4, of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

CHAPTER 4

RESIDENTIAL ZONE DISTRICTS

SECTION:

6-4-1: Purpose And Intent

6-4-2: Residential Development Zone Districts

6-4-3: Use Regulations

6-4-4: Site Development Standards

6-4-5: Objective Design Standards

6-4-6: Personal Use Of Cannabis And Cannabis Products

6-4-1: PURPOSE AND INTENT:

(A) The General Plan outlines goals, objectives and policies regarding the character of residential land uses and development. It is the purpose of this chapter to provide regulations that implement those goals, objectives and policies that will assure availability of a wide range of residential housing opportunities and dwelling unit types to meet the needs of present and future City residents of all socio-economic groups.

(B) It is also the intent of this chapter to ensure adequate light, air, privacy and open space for each dwelling, minimize traffic congestion, avoid overloading of utilities resulting from the construction of buildings of excessive bulk or number in relation to the surrounding land area, protect residential properties from objectionable noise, illumination, unsightliness, odors, smoke and other deleterious influences; and facilitate the provisions of utility services and other public facilities commensurate with anticipated population, dwelling unit densities and service requirements. (Ord. 805-14, 7-1-2014)

6-4-2: RESIDENTIAL DEVELOPMENT ZONE DISTRICTS:

(A) Residential Suburban (RS) Zone District: The primary purpose of the Residential Suburban Zone District is to provide for and protect a rural atmosphere and lifestyle or a large lot estate atmosphere and lifestyle. This zone district is intended as an area for development of low density, comprised of: 1) a large lot subdivision with a maximum allowable density of one dwelling unit per acre; or 2) a small lot subdivision with a maximum allowable density of two and one-half (2 ½) dwelling units per acre. This chapter further establishes minimum development standards, as depicted in section 6-4-3, table 4.B of this chapter for the Residential Suburban Zone District depicted on the City zoning map.

(B) Single-Family Residential (R-1) Zone District: The primary purpose of the R-1 Zone District is to provide for and protect the atmosphere and lifestyle associated with detached, single-family residential neighborhoods. This zone district is intended as an area for detached single-family residential small lot developments at a maximum allowable density of seven (7) dwelling units per acre. This chapter further establishes minimum development standards, as depicted in

section 6-4-3, table 4.B of this chapter for the R-1 Zone District depicted on the City zoning map.

Accessory dwelling units, in addition to existing primary structures, are permitted pursuant to the provisions of section 6-12-23 of this title.

(C) Medium Density Residential (R-2) Zone District: The primary purpose of the R-2 Zone District is to provide for a range of housing choices for residents in a more urban setting. The R-2 Zone District provides for residential development, including small lot single- and multiple-family detached and attached residential uses at a maximum allowable density of fifteen (15) dwelling units per net acre. This chapter further establishes minimum development standards, as depicted in section 6-4-3, table 4.B of this chapter for the R-2 Zone District depicted on the City zoning map.

(D) High Density Residential (R-3) Zone District: The primary purpose of the R-3 Zone District is to provide for the development of multi-family attached residential dwelling units with enhanced amenities (common open space and recreation areas) at a maximum allowable density of twenty nine (29) dwelling units per net acre. This chapter further establishes minimum development standards, as depicted in section 6-4-3, table 4.B of this chapter for the R-3 Zone District depicted on the City zoning map.

(E) Residential Densities:

1. Determination: The actual density that may be attained in a residential district shall be determined by the residential land development review process and public hearings, as described in chapters 1 and 2 of this title. The Planning Director, project assistance team, Planning Commission and/or City Council shall have the authority to reasonably condition proposed residential development to ensure that appropriate transitions are provided and that the proposed development is compatible with adjacent residential land uses, both existing and proposed.

2. Threshold Densities: "Threshold densities", as specified by the General Plan, may be exceeded up to the "maximum allowable density" for residentially zone districts, pursuant to the provisions of section 6-11-8, "Development Density; Density Bonuses", of this title. (Ord. 805-14, 7-1-2014; and. Ord. 846-22, 3-15-2022)

6-4-3: USE REGULATIONS:

(A) Table 4.A Scope: Table 4.A of this section identifies those land uses or activities that may be permitted in each of the residential zone districts, subject to the provisions of this chapter, other provisions of this title, and applicable General Plan policies. Table 4.A of this section also identifies, by zone district, those land uses and activities that are permitted subject to an approved conditional use permit, or are prohibited.

(B) Special Use Regulations:

1. Animals Within Residential Zone Districts:

(a) It is the general intent of the City to permit the keeping of animals within the City without the creation of a nuisance to surrounding residents and visitors. Animals that may be kept within residential districts are identified in section 6-12-4 of this title. Animals not listed in

section 6-12-4 of this title may be permitted in residential districts, subject to City review and confirmation that a nuisance condition will not be created.

(b) In addition to the provisions of section 6-12-4 of this title, all animals, excluding household pets, shall be kept a minimum distance of fifty feet (50') from any street. The location of corrals, fenced enclosures, barns, stables or other enclosures used to confine all such animals shall also conform to this requirement.

2. Equipment And Devices: In all residential districts, air conditioners, heating, cooling, ventilating, pool, spa, sauna, or similar mechanical equipment, as well as lighting or electrical devices, shall be located to minimize impact to the peace, quiet and comfort of neighboring residents and shall be screened, where possible, from surrounding properties and streets. All equipment shall be installed and operated in accordance with chapter 11 of this title and all other applicable City ordinances, standards and regulations, and shall be subject to approval by the building official prior to installation.

3. Landscaping: All developments in Residential Zone Districts are required to provide front and street side yard landscaping, and shall consist predominantly of drought tolerant plant materials, except for necessary walks, drives and fences, subject to the provisions of section 6-11-41 of this title.

4. Front Setback Protrusions: No portion of any building may protrude into the front setback unless the following conditions are met:

(a) Architectural projections, such as unenclosed porch roofs and support posts, awnings, canopies and roof overhangs may project over the required front yard setback, but not more than twenty percent (20%) thereof. Architectural projections along side yards and rear yards shall extend no closer than thirty inches (30") from the property line.

(b) Uncovered porches, platforms or landing places that do not extend above the level of the first floor of the building may extend into any front yard not more than six feet (6'), an openwork railing not more than thirty inches (30") in height may be installed or constructed on any such porch, platform or landing place.

TABLE 4.A
USES PERMITTED WITHIN RESIDENTIAL DISTRICTS

Legend:

P = Permitted subject to consistency assessment

C = Permitted subject to approval of a conditional use permit application

DP = Permitted subject to approval of a Director's Permit application

X = Prohibited

Use	RS	R-1	R-2	R-3
Accessory uses:				
Accessory dwelling unit, subject to the provisions of section 6-12-23 of this title	P	P	<u>P</u>	<u>P</u>

Accessory uses and structures located on the same site as a permitted use	P	P	P	P
Accessory uses and structures located on the same site as a use permitted subject to a conditional use permit	C	C	C	C
Antennas and satellite dishes, subject to section 6-12-8 of this title	P	P	P	P
Dormitories accessory to educational institutions	C	C	C	C
Feed and tack stores accessory to commercial stables	C	X	X	X
Personal use of cannabis and cannabis products, subject to provisions of section 6-4-5 of this chapter	P	P	P	P
Private garage	P	P	P	P
Private swimming pool, tennis court	P	P	P	P
Recreational vehicle storage yard (associated with residential development)	C	C	C	C
Commercial uses:				
Commercial cannabis activities (all State license types)	X	X	X	X
Equestrian centers, riding academies and commercial stables, when associated with an equestrian subdivision	C	C	X	X
Hotels, motels	X	X	X	C
Medical marijuana dispensaries	X	X	X	X
Oil and gas exploration and production	C	C	C	C
Parking lots on a parcel adjacent to and for the use of a commercial property where inadequate parking exists	C	C	C	C
Yard or garage sales	P	P	P	X
Home occupations:				
Home occupations (subject to the provisions of section 6-12-18 of this title and the issuance of a home occupation permit)	P	P	P	P
Public/quasi-public uses:				
Churches	C	C	C	C
Clubs, lodges, fraternities and sororities	C	C	C	C
Daycare facilities (per State law)	P	P	P	P
Educational institutions (public and private)	C	C	C	C
Fire and police stations	C	C	C	C
Post Office branch	C	C	C	C
Public libraries and museums	X	C	C	C

Public parks and recreation, unless project otherwise entails a public hearing, then permitted	C	C	C	C
Public utility and public service substations, reservoirs, drainage sumps, pumping plants, transmission lines and similar installations, not including public utility offices, unless project otherwise entails a public hearing	C	C	C	C
Recreational facilities (e.g., country clubs, golf courses), including recreational uses commonly associated with and directly related to the primary use	C	C	C	C
Residential uses:				
Bed and breakfast inn	C	C	EDP	EDP
Board and care facility (12 or more residents)	X	X	C	C
Boarding/rooming house (7 or more residents)	X	X	C	C
Convalescent care	X	C	C	C
Emergency shelter	X	X	P	X
Mobilehome park	X	C	C	X
Mobilehome subdivision	C	C	C	X
Multi-family dwellings	X	X	P	P
Senior congregate care, assisted living	X	C	C	C
Senior independent living	X	C	C	C
Accessory dwelling unit (per section 6-12-23 of this title)	P	P	P	P
Single-family dwelling	P	P	P	C
Two-Unit Dwelling	P	P	P	P
Supportive housing	P	P	P	P
Transitional housing	P	P	P	P
Temporary uses:				
Temporary uses (subject to the provisions of section 6-2-10 of this title and the issuance of a temporary use permit)	P	P	P	P
Other uses similar to and no more objectionable than the uses identified above, subject to approval of the Planning Commission				

TABLE 4.B
SITE DEVELOPMENT STANDARDS

	RS (Large Lot)	RS	R-1	R-2	R-3
Maximum density (dwelling units per acre)	1.0	2.5	7.0	15.0	29.0

Minimum lot area (net area in square feet):

Interior lot	40,000 (1 acre average)	20,000	6,000	5,000	3,000
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Minimum lot width:

Interior lot	135' (150' average)	80'	50'60'	50'75'	50'90'
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Minimum lot depth:

Lot is greater than 20,000 square feet	200'	130'	100'	100'	100'
Lot is less than 20,000 square feet	150'	125'	100'	100'	100'

Minimum front yard setback:

Lot adjacent to a straight street	40'	30'	20'	20'	20'
Cul-de-sac lot or knuckle lot	40'	20'	20'	20'	20'

Minimum interior side yard setback:

All residential structures	20'	15'	5'	5'	5'
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Minimum rear yard setback	15'	10'	5'	5'	10'
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Maximum lot coverage	25%	30%	40%	50%	60%
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Maximum height for buildings and structures	35'	35'	35'	35'	45'
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Minimum distance between buildings	10'	10'	10'	10'	10'
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Minimum <u>single family</u> dwelling unit size (square feet). <u>See standard C.4 below for multiple family unit size.</u>	1,000	1,000	1,000	800	450
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(C) Standards:

1. Minimum lot width in RS, R-1 and R-2 Zone District along the arc of the front property line shall be 35 feet for cul-de-sac lots and 40 feet for knuckle lots.

2. Minimum building setback from the centerline of substandard streets shall be 55 feet for R-1 lots and 65 feet for RS lots.

3. A 1 hour or greater firewall, approved by the building official, can reduce the minimum distance between buildings to 5 feet, depending on the structure type.

4. Minimum multiple-family dwelling unit size is: a) studio, 450 square feet; b) 1 bedroom, 650 square feet; and c) 2 bedroom, 800 square feet, plus 120 square feet for each additional bedroom in excess of 2.

5. In an R-1 subdivision with 21 or more lots, lots can be reduced to 5,000 square feet, provided the average lot size for the entire subdivision is 6,000 square feet. ~~Said lots shall be a minimum of 50 feet wide.~~

6. In the R-2 zone district, if single-family detached structures are proposed, the development shall include an Accessory Dwelling Unit.

~~(D)(C)~~ Additional Standards For Condominium, Townhouse And Apartment Developments:

1. Compliance: All condominium and condominium conversion projects shall comply with the provisions of section 6-11-5, "Condominiums and Condominium Conversions", of this title.

2. Construction Plans: Any proposal for a condominium conversion shall include a set of original construction plans for the building as part of the initial application for conversion.

3. Inspections: For all condominium conversions, an on-site inspection shall be made by staff from building, engineering, fire and planning departments to determine whether the design criteria set forth in this section has been met. Such inspections shall be made after the initial application but prior to any approval of the primary entitlement.

4. Code Compliance: Condominium, townhouse and apartment developments shall comply with the latest city adopted California building code, California mechanical code, California plumbing code, California electrical code, California fire code, and all other applicable codes, ordinances and regulations in effect.

5. Separate Utility Services: Within for sale projects, including condominium conversions, separate utility services shall be provided to each dwelling unit.

6. Enclosed Exterior Storage Space: When carports are provided for a condominium, townhouse or apartment development, a minimum of two hundred sixty (260) cubic feet of enclosed exterior storage space shall be required for each carport.

7. Shock Mounting Of Mechanical Equipment: All permanent mechanical equipment, such as motors, compressors, pumps and compactors, which is determined by the building official to be a source of structural vibration or structure-borne noise, shall be shock mounted with inertia blocks or bases and/or vibration isolators in a manner approved by the building official.

8. Masonry Wall Between Districts: Where a multiple-family dwelling, including incidental or required accessory uses, abuts property in an RS or R-1 zone district, a masonry wall six feet (6') in height shall be required along the property line between such use and the RS or R-1 zone district.

9. Greater Setbacks: The planning commission and/or city council may require a greater setback as part of a precise plan of design due to the size, width or length of a building and its relationship to a street or intersection of two (2) streets. In addition, a greater setback may be required to ensure compatibility with contiguous land uses.

(a) In the case of a dwelling structure designated with a patio above the first floor level, such patio shall be permitted to extend only a maximum of six feet (6') into the required side or rear yard setback area, provided the remaining distance between the patio and the property line is at least ten feet (10').

(b) The required side or rear yard setback area may be used for patio purposes.

(c) The front yard setback area, as well as the side yard setback area when adjacent to a street, shall not be used for parking. Vehicular access to designated parking areas for the property shall be limited to driveways, as defined in section 6-14-6 of this title.

~~(E)(D)~~ Vacant Building Registration: Vacant or abandoned residential buildings are subject to the vacant building registration requirements per section 6-11-40 of this title and title III, chapter 4.3 of this code. (Ord. 805-14, 7-1-2014; amd. Ord. 831-18, 3-20-2018; Ord. 846-22, 3-15-2022)

6-4-4: SITE DEVELOPMENT STANDARDS:

(A) Parking Requirements:

1. Parking for each residential development shall be provided in compliance with chapter 14 of this title.
2. Assigned parking shall be provided within for sale projects, including condominium conversions.
3. On street parking shall not be used to satisfy any of the above parking requirements.
4. Tandem parking shall not be permitted.

(B) Landscaping:

1. All required front, side and rear yards shall be landscaped with drought resistant trees, shrubs and ground cover.
2. All landscaping shall be provided with a permanently maintained irrigation system.

(C) Open Space: Each residential development shall provide outdoor open space for recreation and leisure activities within the development site in the following manner:

1. Outdoor open space shall comprise not less than twenty five percent (25%) of the net acreage. Public or private driveways, parking spaces or other areas designed for operational functions are not considered open space. These open spaces may include game courts or rooms, swimming pools, gardens, sauna baths, tennis courts, putting greens, play lots, outdoor cooking areas, lawn bowling and setback areas with dimensions greater than fifteen feet (15'). It is the intent of the city to encourage provision of facilities to accommodate children of all ages, wherever appropriate.

2. Private patios or balconies attached to individual dwelling units may be computed as required outdoor open space, provided the minimum dimension is at least ten feet (10') and the minimum area is one hundred fifty (150) square feet.

3. Swimming pools with related deck areas, wading pools, fish ponds, volleyball courts, barbecue areas, game rooms or other recreational facilities provided for the common uses of all the residents may be constructed within the required outdoor living space; however, such facilities shall not occupy more than fifty percent (50%) of the required outdoor living space.

4. Under all conditions, the open spaces created pursuant to the provisions of this chapter shall remain open and available for such use during the life of the development.

(D) Private Open Space: Each dwelling unit shall have a minimum private open space of one hundred fifty (150) square feet with a minimum dimension of ten feet (10'). For units designed above the ground, one or two (2) balconies, with a combined minimum area of one hundred (100) square feet, shall be provided.

(E) Pedestrian Circulation: A pedestrian circulation system shall be incorporated into the residential development design for the purpose of providing direct access to and from all individual dwelling units, trash storage areas, parking areas, recreational areas and other outdoor living spaces. The circulation system is subject to review and approval, and shall be developed with a combination of the following development standards:

1. A public sidewalk system shall be development adjacent to all public streets with a minimum width in accordance with city standards.
2. The interior walkway system shall include pedestrian walks or paths consisting of varying widths designed to provide curvilinear forms wherever possible. The minimum width of interior pedestrian walks and paths shall be four feet (4'). Walkway systems shall utilize materials such as concrete, brick, flagstone or other materials approved by the city.

(F) Fences And Walls: A solid fence or masonry wall shall be constructed around the perimeter of the site when adjacent to streets, commercial, industrial and/or single-family residential uses. Maximum height shall be six feet (6'), except within the required front yard or street side yard setback area where the maximum height shall be forty inches (40"). Fences and walls shall be in compliance with section 6-11-9 of this title.

(G) Laundry Facilities: For sale projects shall be required to provide laundry facilities for washers and dryers within each residential unit. In the case of apartments, laundry facilities for washers and dryers shall be installed within each residential unit, unless common laundry facilities are provided within each building located within the complex.

(H) Lighting: All garages, walkways and driveways shall be lighted during the hours of darkness as follows:

1. Garages: At least one (1) 60-watt light for each two (2) spaces, located inside the garage;
2. Walkways From Parking Areas To Dwelling Units: One hundred (100) watt light per thirty five (35) linear feet of walkway;
3. Driveways And Alleys: One hundred (100) watt light per fifty (50) linear feet of alley or driveway; and
4. Fixtures: Fixtures for all lights shall be of the type that is protected from breakage.

(I) Trash Collection Areas: Trash collection areas shall be provided within two hundred feet (200') of the furthest unit to be served; such collection areas shall be situated to eliminate, insofar as possible, noise and visual intrusion on adjacent property, as well as to eliminate fire hazards to adjacent structures. Further, all trash and garbage collection areas, within residential developments, shall comply with the requirements of section 6-11-30, "Screening Requirements", of this title.

(J) Security Devices: Each door providing ingress and egress to any dwelling unit subject to this chapter shall be equipped with the following devices:

1. A peephole allowing a person inside the unit to see, at a wide angle, persons outside of the unit at the door, without the person inside being seen.
2. A deadbolt lock attached to the construction studding. Attachment to the doorjamb or trim shall not be sufficient to comply with the terms of this subsection.

(K) Maximum Number And Dimensions Of Connecting Units: No more than eight (8) units for single-story and sixteen (16) units for two-story structures may be connected together. Each building may not exceed two hundred feet (200') in any direction. (Ord. 805-14, 7-1-2014)

6-4-5: OBJECTIVE DESIGN STANDARDS:

(A) Use regulations: New residential development that meet the underlying zone requirements shall incorporate the following standards into their design in order to be processed ministerially through an appropriate permit.

1. Building Siting, Access & Orientation: Orient building doors, windows, and entrances to relate directly to public and private streets, drives, paseos, greenways, and common open space amenities and generally create an attractive presence.

(a) Provide direct access from ground level residential units to streets and communal areas.

(b) Provide direct access from ground level commercial to the primary street frontage.

2. Access, Circulation & Parking:

(a) Maximize a feeling of openness in residential developments by orienting road access to open space areas and areas of visual interest.

(b) Minimize cross circulation between vehicles and pedestrians by providing a continuous, clearly marked walkway from the parking areas to main entrances of buildings. The use of enhanced paving for crosswalks and entries is encouraged (such as concrete surface treatment, brick, terra-cotta or stone pavers).

(c) Provide walkways and/or corridors between residences, parking areas, and all site facilities for safe access. Pedestrian walkways in parking areas should be provided, clearly identified, and made safe and attractive through the use of hardscape design, landscaping and lighting.

(d) Incorporate any two (2) or more of the following design features in surface parking areas of the development:

(1) Carports/ Shade Structures providing a minimum of 50% shade covering for parking area. Carports and Shade Structure shall be constructed of similar or consistent material, and colors, of the primary residence(s).

(2) A minimum 10-foot landscape area (trees, shrubs, groundcover) at the exterior perimeter of all parking lots. The 10-foot landscape area may consist of existing and established native and naturalized vegetation and new container plant material consisting of 24-inch box trees and 1- and 5-gallon shrubs and groundcover. New planting should consist of a combination of small, medium, and large-scale trees, shrubs, and groundcover. All landscape and irrigation shall be consistent with section 6-11-41 of this title.

(3) One 24-inch box canopy shade tree for every 30 linear feet of parking area. Tree spacing may be varied to accommodate site conditions or design considerations; however, the total number of trees calculated for all parking areas shall be maintained.

- (4) Decorative, but non-porous, paving and pavers are encouraged throughout the site to reduce the amount of irrigation water used due to the reduced landscaped area.

3. Building Scale, Massing and Articulation: Reduce the visual bulk of new development by incorporating any three (3) of the following design features:

- (a) Frontage elements, such as bay windows, porches, projecting eaves, awnings, and similar elements, to add visual interest and reduce the scale and mass of buildings.
- (b) Blank walls without windows, doors, or other articulation are strongly discouraged. The maximum length of any blank wall shall be limited to 15 feet.
- (c) Accentuated building corners, with architectural treatments, such as a change in material, greater building height at the corner, rounded or chamfered building facades, pronounced building forms, enhanced window treatments or projections - such as awnings, trellises, parapets, roof overhangs, etc.
- (d) Fenestration elements, such as recessed windows, decorative panels and trim, color accents, offsets and framed openings to reduce their visual bulk and scale.
- (e) Patterned garage doors, painted trim, or varied garage door colors.
- (f) A change in materials and finishes, providing at least three materials and finishes across the building façade.
- (g) A horizontal offset in the building plane consisting of a minimum six-inch offset in the building façade for every 30 feet of building frontage.
- (h) A ten-foot step-back of the third floor.
- (i) Housing within new residential subdivisions shall, be situated with recognizable variations in front and side yard building setbacks.
- (j) To reduce architectural massing at street corners and to create congruity where a two-story structure is next to a one-story structure, the incorporation of a one-story element into the two-story structure shall be required when determined as feasible by the planning director or planning commission.

4. Area: The minimum size for the livable area within a new detached single-family residence in the city shall be one thousand (1,000) square feet.

5. Roofline Variation: Provide variation in the roof lines of new development through breaks in parapets, varied parapet heights, pitched roofs, gabled roofs, and/or mansard roofs.

- (a) The use of roof forms, including shed, gable and hip roofs, alone or in combination, shall be used to achieve a variety of rooflines for houses adjacent to public streets. All such roofs shall be of a concrete tile, approved shake or shingle, or an architectural style composition shingle with dimensional variations. All other proposed roofing materials shall be subject to review and approval by the building official.

6. Building Materials, Finishes and Colors: Residential dwelling units, community facilities, and other structures shall provide a unified appearance through a consistent use of building materials, textures, and colors. Exterior columns or supports for site elements, such as trellises and porches, shall utilize materials and colors that are compatible with the rest of the

development. The color of relief, decorative trim, and wood frames shall be compatible with the overall building color.

- (a) Materials such as brick, stone, copper, etc. shall be left in their natural colors. Veneer shall turn corners and avoid exposed edges.
- (b) Storefronts shall be of a non-reflective glazing.
- (c) The use of monochromatic and complementary accent and trim colors is considered to meet the intent of this chapter.
- (d) The use of bright or garish colors (i.e., fluorescent "hot" or "day glow" colors) shall not be permitted.
- (e) The use of colors to express individuality and identity within a cohesive and attractive framework is encouraged. Such colors should be in harmony with other colors used in the immediate area.

7. Design: Architectural styles and themes should be compatible with the surrounding environment. However, to assure individuality among projects, each development shall vary its architectural design to avoid monotony and create visual interest, while remaining compatible with surrounding development.

8. Sustainable Design Features:

- (a) Provide an adequately sized, conveniently located, and accessible area on site for the storage and disposal of refuse and recyclables (for recycling of paper, glass, plastic, and metal waste).
- (b) Limit the amount of nighttime light that is projected upward and beyond the site and direct light into high-traffic areas of the development. Lighting in parking areas shall be arranged to prevent direct glare into adjacent dwelling units and onto neighboring uses/ properties.
- (c) Provide adequate, accessible, and conveniently located bicycle parking and storage and accommodate bicycle traffic within the development.
- (d) To the extent feasible, provide roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code.
- (e) Provide low flow plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table A5.303.2.3.1 (voluntary measures) of the California Green Building Standards Code and Appliances and fixtures for commercial applications that meet the provisions of Section A5.303.3 (voluntary measures) of the California Green Building Standards Code.

9. Landscape Elements: All subdividers/developers shall be required to provide landscaping and an irrigation system for each lot of a residential subdivision prior to receiving a final inspection for any house constructed in that subdivision, as follows:

- (a) Landscaping and an irrigation system for both the front yard and the street side yard, provided the street side yard is not obscured from sight from an adjacent

street by fencing, of each lot shall be provided. Said landscaping shall consist of the following:

- (1) No less than one 15-gallon size tree;
 - (2) Ten percent (10%) of said yard area shall consist of a landscaped planter; and
 - (3) The remaining portion of said yard area not occupied by a driveway, shall be improved with sod, including one six-station clock timing mechanism and two (2) 1-inch valves for irrigation.
- (b) Any proposal for an alternative landscaping plan shall be subject to review and approval by the planning director.

Additionally, each development shall strategically locate landscape elements to define and accentuate different areas:

Edges

- (a) Provide a unifying and three-tiered system of formal and mature trees, dense rows of shrubs and groundcover within the setback areas of development.

Gateways

- (a) Frame the project entrances with corner markers, low garden walls, gateway signage, perennial color accent landscape, and signature trees.
- (b) Provide enhanced paving and landscape to accentuate the entrance of the development.

Internal Drives

- (a) Provide landscaping at internal drives with a consistent species of low-level shrubs and groundcover between bays of garage doors and on-street parking spaces, with accent landscape planted at all corners and bends.

Paseos & Courtyards

- (a) The spaces between buildings that are not dedicated to parking and drives may be designed as landscaped paseos and courtyards, with highly connected paths and planting schemes that match the size, character and activity envisioned for the space.
- (b) Landscape elements such as bushes, shrubs, flowers shall be maintained at a height of no more than three feet when located adjacent to pedestrian pathways and building facades so that viewpoints are not obstructed.
- (c) Screen mechanical equipment, garages, maintenance areas, and utilities with landscape materials, such as vines, hedges, shrubs, berms, or garden walls so that these are not exposed to view from the street, major walkways, or residences within the development.
- (d) Provide clear, legible entry signage to identify each building. Clearly indicate internal circulation signage and visitor parking areas. For sites greater than one acre in area, provide a directory and map that shows the location of buildings and amenities within the neighborhood.

10. Floor Plans: If custom homes are not proposed, subdevelopers of residential subdivisions shall provide a variety of floor plans and building elevations. as depicted in table 4.C of this section:

TABLE 4.C
RESIDENTIAL FLOOR PLANS AND
ELEVATIONS GUIDELINES

<u>Number Of Single-Family Dwellings</u>	<u>Minimum Number Of Building Footprints (Excludes Reverse Plans)</u>	<u>Minimum Number Of Elevations Per Building Footprint</u>
<u>1-5</u>	<u>1</u>	<u>1 (2 color palettes)</u>
<u>6-25</u>	<u>2</u>	<u>2</u>
<u>26-50</u>	<u>3</u>	<u>2</u>
<u>51-75</u>	<u>3</u>	<u>3</u>
<u>75-100</u>	<u>4</u>	<u>3</u>
<u>100+</u>	<u>5</u>	<u>3</u>

11. Elevations: Elevations, for the purpose of meeting the requirements of this section, shall mean the treatment of materials, trim, roofs or other architectural features which are considerably different than the elevations of any other house in the same subdivision as seen from the street upon which it faces. No two (2) identical elevations shall be placed side by side within a subdivision.

12. Agricultural Land Uses: Where portions of a proposed development share a common boundary with existing agricultural properties, the following concepts for transitions and buffers shall be incorporated into the development proposal where feasible:

(a) The incorporation of existing orchards, vineyards and groves into new development as landscaping, or as passive open space, is encouraged, however, the following provisions shall be met:

(1) All such trees located in a public right of way shall be approved for that purpose by the public works director.

(2) All trees within common areas shall be provided with the assurance of a continued maintenance mechanism, homeowners' association or a special landscape district. (Ord. 802-14, 2-4-2014)

6-4-6 PERSONAL USE OF CANNABIS AND CANNABIS PRODUCTS:

(A) Purpose: The purpose and intent of this section is to permit and regulate the personal use of cannabis and cannabis products in order to promote the health, safety, and general welfare of the residents within the City. Personal individual cannabis use shall comply with California Proposition 64, known as the Adult Use of Marijuana Act (AUMA), and subsequent

Medical and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA) pursuant to California Health and Safety Code sections 11362.1 through 11362.45.

(B) Authority: Authority of approval of personal use of cannabis and cannabis products shall be vested with the Planning Director and Chief of Police.

(C) Application: An application for personal use of cannabis and cannabis products shall be filed with the Planning Department in a manner prescribed by the Planning Director.

(D) Definitions: For purposes of this section, please refer to the definitions listed in subsection 6-12-32(B) of this title.

(E) Personal Use Of Cannabis And Cannabis Products: To the extent that the following activities are permitted by State law, nothing in this section shall prohibit a person twenty one (21) years of age or older from:

1. Possessing, processing, purchasing, transporting, obtaining or giving away to persons twenty one (21) years of age or older, without compensation whatsoever, not more than 28.5 grams of cannabis not in the form of concentrated cannabis;

2. Possessing, processing, purchasing, transporting, obtaining or giving away to persons twenty one (21) years of age or older, without compensation whatsoever, not more than eight grams (8g) of cannabis in the form of concentrated cannabis, including as contained in cannabis products;

3. Smoking or ingesting cannabis or cannabis products in a manner consistent with California Health and Safety Code section 11362.3;

4. Engaging in the indoor cultivation of six (6) or fewer live cannabis plants within a single private residence or inside an accessory structure located upon the grounds of a private residence that is fully enclosed and secured, to the extent such cultivation is authorized by California Health and Safety Code sections 11362.1 and 11362.2, and to the extent that the cultivation complies with subsection (F) of this section.

(F) Indoor Cannabis Cultivation: Cannabis cultivation shall only occur indoors at a private residence, or inside an accessory structure located upon the grounds of a residence, in strict conformance with the following standards:

1. Only a person who is at least twenty one (21) years of age or older may cultivate cannabis.

2. Cannabis cultivation is permitted only within a fully enclosed and secure structure(s).

3. The fully enclosed and secure structure(s) shall be located in the rear yard area of the parcel or premises, and must maintain a minimum ten foot (10') setback from any property line. The yard where the fully enclosed and secure structure is maintained must be enclosed by a solid fence at least six feet (6') in height. This provision does not apply to cultivation occurring in a garage.

4. Cannabis cultivation areas shall not be accessible to persons under twenty one (21) years of age. Cultivation areas shall be secured by lock and key or other security device which prevents unauthorized entry.

5. Cannabis cultivation shall be limited to six (6) plants total, regardless of how many persons over the age of twenty one (21) reside at the private residence.

6. Cannabis cultivation shall only take place on impervious surfaces.

7. The use of gas products (CO₂, butane, etc.) or CO₂ and ozone generators for cannabis cultivation or processing is prohibited.

8. The use of cannabis extraction and concentration techniques, including but not limited to butane, CO₂ or ethanol, to manufacture concentrated cannabis is strictly prohibited.

9. Cannabis cultivation shall not be visible from the public right-of-way or any privately owned place open to the public.

10. The private residence shall remain at all times a residence, with legal functioning cooking, sleeping and sanitation facilities with proper ingress and egress. The foregoing rooms and areas shall not be used for cannabis cultivation where such cultivation will prevent their primary use for cooking of meals, sleeping and bathing, or any other residential purpose for which the rooms, space or area was intended.

11. Any structure used for cultivation of cannabis shall not become a public nuisance to surrounding properties or the public. A public nuisance may be deemed to exist if the cultivation produces odors which are detectable to people of normal sensitivity residing or present on adjacent or nearby property or on a public right-of-way. No person shall cultivate cannabis in any manner that causes any of the following conditions: light, glare, heat, odor, noise, mold or vibration that is or whose effect is either detrimental to public health, safety, or welfare or that interferes with the reasonable enjoyment of life or property.

12. A portable fully functional fire extinguisher, that complies with the regulations and standards adopted by the State Fire Marshal and applicable law, shall be kept in the residence.

13. Cultivation of cannabis shall not displace required off street parking for the private residence.

14. All electrical equipment used in the cultivation of cannabis (e.g., lighting and ventilation) shall be plugged directly into a wall outlet or otherwise hardwired.

15. Prior to performing any work on electrical wiring in or upon the residence, including any modifications, repair or rewiring, the property owner shall first obtain a building permit, as required, from the Building Department.

16. Any renter or leasee of a residence shall secure and provide to the City a notarized written authorization from the property owner to cultivate cannabis on the premises.

(G) Enforcement: Any personal use of cannabis and cannabis products within the City in violation of this section, including any commercial cannabis activity in residential zone districts, is hereby declared to be unlawful and a public nuisance.

1. Any person who willfully or knowingly: a) engages in a violation of this section or b) owns, possesses, controls, or has charge of any parcel of real property in the City upon which a violation of this section is maintained and who has actual knowledge of such violation (or would have actual knowledge of such violation after a reasonable inquiry), shall be subject to the penalties and remedies provided by this section.

2. Any violation of this section shall constitute a separate offense for each and every day the violation occurs or persists.

3. Any person in violation of any provision of this section or who causes another person to be in violation of this section shall have committed a misdemeanor. In addition which shall be punishable by a fine of one thousand dollars (\$1,000.00) for each violation and for each day the applicable violation continues to persist.

4. Any person in violation of any provision of this section shall be punishable by an administrative fine of one thousand dollars (\$1,000.00) per offense. (Ord. 831-18, 3-20-2018)

SECTION 27. The following amendments and additions of Chapter 5, of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

CHAPTER 5

COMMERCIAL ZONE DISTRICTS

SECTION:

6-5-1: Purpose And Intent

6-5-2: Commercial Development Zone Districts

6-5-3: Use Regulations

6-5-4: Site Development Standards

6-5-5: Objective Design Standards

6-5-1: PURPOSE AND INTENT:

(A) The General Plan outlines goals, objectives and policies regarding the character and location of commercial uses and development within the City. It is the purpose of this chapter to provide regulations which implement those goals, objectives and policies, and which assure the availability of commercial uses within the City. Commercially zoned districts should be conveniently located, efficient, attractive and designed in a manner that ensures safe and convenient commercial activity in order to serve the retail and service commercial needs of City residents and businesses.

(B) It is the further intent of the regulations contained in this chapter to:

1. Provide appropriately located areas for retail stores, service establishments and commercial commodities and services required by residents of the City and the surrounding market area;
2. Encourage the concentration of commercial and office uses for the convenience of the public, and to secure mutually beneficial relationships to one another;
3. Provide adequate space to meet the needs of commercial development, including off street parking and loading areas;
4. Minimize traffic congestion and to avoid the overloading of utilities by regulating the construction of buildings to excessive size relative to the land uses in the City;
5. Protect commercial properties from noise, odor, smoke, unsightliness and other objectionable influences incidental to industrial uses; and
6. Promote high standards of site planning, architectural and landscape design for commercial developments within the City.

7. Encourage the expansion of well-designed mixed-use commercial/residential developments in appropriate locations.

(Ord. 805-14, 7-1-2014)

6-5-2: COMMERCIAL DEVELOPMENT ZONE DISTRICTS:

(A) Mixed Use (MU) Zone District: The Mixed Use Zone District is intended to provide maximum flexibility by allowing combinations of commercial and multiple-family residential uses on the same parcel of land. ~~This zone district is generally reserved for properties located in the City's downtown area.~~

(B) General Commercial (GC) Zone District: The primary purpose of the General Commercial Zone District is to provide sites for commercial uses that will serve a large segment of the population with a wide variety of retail, wholesale, service and office uses.

~~—(C)café— Downtown Commercial (DC) Zone District:~~

~~—1. The General Plan outlines the goals, objectives and policies establishing the character and location of the Downtown Commercial (DC) Zone District. It is the purpose of this chapter to provide regulations that will implement those goals, objectives and policies that assure the preservation of the character and vitality of the City.~~

~~—2. The provisions of this chapter are intended to ensure that the limited commercial and office related development permitted within the DC Zone District respects the historic significance of the downtown area by requiring that all proposed buildings and structures reflect the downtown's architectural theme and are compatible with the surrounding residential community. (Ord. 805-14, 7-1-2014)~~

6-5-3: USE REGULATIONS:

Identified on table 5.A of this section are those land uses or activities that may be permitted in each commercial zone district, permitted subject to an approved conditional use permit or prohibited. This table also indicates the development procedure and the approval type by which each listed land use or activity may be permitted in each commercial zone district.

TABLE 5.A

USES PERMITTED WITHIN COMMERCIAL ZONE DISTRICTS

To view Table 5.A Uses Permitted Within Commercial Zone Districts, click [HERE](#)

Legend:

P = Permitted subject to consistency assessment

C = Permitted subject to approval of a conditional use permit application

DP = Permitted subject to approval of a Director's Permit application

X = Not permitted in this district

Use	MU	GC	DC
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Accessory uses:

Accessory uses and structures located on the same site as a permitted use	P	P	P
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Accessory uses and structures located on the same site as a use permitted subject to a conditional use permit	C	C	€
Commercial uses:			
Adult entertainment	X	X	✗
Agricultural	X	X	✗
Ambulance service	P	€DP	✗
Antique shops	P	P	P
Apparel stores (sales)	P	P	P
Appliance stores and repair	P	P	P
Arcades	€DP	€DP	€
Art galleries, music, dance studios, photographic studios and supply stores	P	P	P
Auction houses	X	C	✗
Auto supply store	P	P	P
Automobile repair	C	€DP	€
Automotive and light truck sales/service	€DP	P	€
Automotive dealerships subject to section 6-12-10 of this title	C	P	✗
Automotive paint and body	X	€DP	✗
Automotive rental agencies (excluding outdoor storage)	P	P	P
Automotive rental agencies (including outdoor storage)	€DP	€DP	€
Automotive washing (self- or full service)	X	P	✗
Bail bond services	P	P	✗
Bakeries (retail)	P	P	P
Barber and beauty shops	P	P	P
Bicycle shops (nonmotorized)	P	P	P
Blueprint and photocopy services	P	P	P
Boat and RV (sales only)	C	P	✗
Book, gifts and stationery stores	P	P	P
Building materials sales/home improvement (indoors)	P	P	P
Building materials sales/outdoor storage (masonry, sand, gravel)	C	C	€
Camera shops	P	P	P
Candle shops	P	P	P
Candy stores and confectioneries	P	P	P
Cannabis cultivation, indoor (licenses for medical or adult- use, specialty cottage, specialty, small, medium, nurseries, and processors)	X	X	✗

Cannabis cultivation, outdoor (licenses for medical or adult- use, specialty cottage, specialty, small, medium, nurseries, and processors)	X	X	✗
Cannabis distributors and distributor transport only (license types 11 and 13)	X	X	✗
Cannabis event organizers and temporary cannabis events (license type 14)	X	X	✗
Cannabis manufacturer (medical or adult-use, license type 6, type 7, type N-infusions, and type P-packaging and labeling only)	X	X	✗
Cannabis microbusiness (license type 12)	X	X	✗
Cannabis retail sales/dispensary (license type 10)	X	X	✗
Cannabis retail sales, non-storefront (license type 9)	X	X	✗
Cannabis testing facility (license type 8)	X	X	✗
Catering establishments	P	P	Ⓟ
Cemetery (human)	X	X	✗
Cleaning and pressing establishments	P	P	Ⓟ
Clothing and costume rental	P	P	Ⓟ
Cocktail lounge/bar, including upgrading an existing ABC license (e.g., beer and wine to a hard liquor license) (refer to section 6-12-5 of this title)	C	C	€
Commercial recreational facilities (indoor)	P	P	Ⓟ
Commercial recreational facilities (outdoor)	C	C	€
Communication and telecommunication facilities (radio and television)	C	C	€
Convenience store (including alcohol sales)	C	C	€
Convenience store (no alcohol sales)	P	P	Ⓟ
Dairy products stores	P	P	Ⓟ
Department stores	P	P	Ⓟ
Drapery and decorating shops	P	P	Ⓟ
Dress making shops	P	P	Ⓟ
Drive-through businesses, including financial institutions, theaters, restaurants, and other similar businesses utilizing a drive-through lane subject to provisions of section 6-12-15 of this title	C	C	€
Driving schools	P	P	Ⓟ
Drugstore/pharmacy	P	P	Ⓟ
With drive-through service (subject to provisions of section 6-12-15 of this title)	C	C	€
Electronic coin operated games (commercial operated) 5 or more games (subject to section 6-12-9 of this title)	C	C	€
Electronic coin operated games (commercial operated) less than 5 games	P	P	Ⓟ

Feed and tack stores	P	P	P
Fireworks stand, subject to the provisions of section 6-12-17 of this title	P	P	P
Floor covering stores (may include incidental repair)	P	P	P
Floral shops	P	P	P
Food stores and supermarkets	P	P	P
Furniture stores, repair and upholstery	P	P	P
General retail stores	P	P	P
Hardware stores (no outdoor storage)	P	P	P
Hardware stores (outdoor storage)	C	C	€
Health clubs, dance studios, martial arts, weight training and similar uses	P	P	P
Hobby shops	P	P	P
Home improvement (indoor)	P	P	P
Home improvement (outdoor)	C	C	€
Hookah lounges	X	X	X
Hotels and motels	P	P	P
Insurance services	P	P	P
Internet et <u>café</u> afe	P	P	P
Janitorial services and supplies	P	P	P
Jewelry stores	P	P	P
Kiosks (parking lot film processing and key shops)	P	P	P
Laundry pick up and delivery agencies and self-service laundries (includes diaper service)	P	P	P
Liquor stores	C	C	€
Locksmith shops	P	P	P
Massage therapist (subject to provisions of title IV, chapter 20 of this Code)	P	P	P
Meat markets	P	P	P
Medical marijuana dispensaries	X	X	X
Mini-storage (for public use)	C	P	X
Miniature golf courses	€DP	P	€
Mortgage services	P	P	P
Mortuaries	C	C	€
Motorcycle shops (sales and service)	P	P	P
Music stores	P	P	P
Newspaper and magazine stores	P	P	P

Nurseries and garden supply stores (provided all equipment and supplies are kept within a building or fenced enclosed area)	P	P	P
Office and business machines stores (sales, service and repair)	P	P	P
Paint and wall covering stores	P	P	P
Parking facilities (off site)	PDP	PDP	€
Pet shops	P	P	P
Plumbing shops and supplies	P	P	P
Political or philanthropic headquarters	P	P	P
Pottery sales	P	P	P
Printing and copy shops (other than newspaper)	P	P	P
Real estate services	P	P	P
Recycling facilities (subject to provisions of section 6-12-22 of this title):			
Reverse vending machines	P	P	P
Small collection facilities	X	C	X
Large collection facilities	X	X	X
Restaurants, other than fast food (refer to section 6-12-5 of this title):			
With drive-through service (subject to provisions of section 6-12-15 of this title)	€P	€P	P
With entertainment and/or serving alcoholic beverages, including upgrading an existing ABC license (refer to section 6-12-5 of this title) (e.g., beer and wine to a hard liquor license)	C	C	€
Without entertainment and/or serving alcoholic beverages	P	P	P
Secondhand stores/pawnshops	P	P	P
Service stations (automotive, with convenience store, with or without alcoholic beverage sales subject to sections 6-12-5 and 6-12-25 of this title)	C	C	€
Service stations (automotive, without convenience sales alcoholic beverage sales subject to section 6-12-25 of this title)	P	P	P
Shoe stores (repairs)	P	P	P
Shopping centers	X	P	X
Sign painting shops within a completely enclosed building	P	P	P
Smoking lounge, private (subject to provisions of section 6-12-30 of this title)	C	C	€
Sporting goods store	P	P	P
Stamp and coin shops	P	P	P
Stationery stores	P	P	P

Statue shops	P	P	P
Surveying services	P	P	P
Swimming pool and spa (sales, service and supply)	P	P	P
Tailor shops	P	P	P
Tattoo parlor	C	C	€
Taxidermists (no processing)	P	P	P
Telegraph offices	P	P	P
Televisions (radio sales and repair)	P	P	P
Theaters, including both motion picture and live performing arts	C	C	€
Tire sales and service	C	C	€
Tobacco shop (subject to provisions of section 6-12-30 of this title)	C	C	€
Toy stores	P	P	P
Travel agencies	P	P	P
Truck storage yard when adjacent to Industrial Zone District	X	C	X
Upholstering shops (indoor only)	P	P	P
Variety stores	P	P	P
Veterinary offices and animal hospitals, including exterior kennels, pens or runs	X	C	X
Manufacturing uses:			
Oil and gas exploration and production, subject to the provisions of chapter 10 of this title	C	C	€
Office and related uses:			
Administrative and executive offices	P	P	P
Artist and photographic studio, including sale of equipment or supplies	P	P	P
Clerical and professional offices	P	P	P
Financial services and institutions	P	P	P
With drive-through services (subject to provisions of section 6-12-15 of this title)	C	C	€
Medical, dental and related health services for humans, including clinics, laboratories and the sale of articles clearly incidental to services provided	P	P	P
Public and quasi-public uses:			
Auditoriums	C	C	€
Churches, synagogues, mosques, temples	C	C	€
Clubs, lodges, fraternities and sororities	<u>€DP</u>	<u>€DP</u>	€

Communication and telecommunication facilities (not including radio and television)	C	C	€
Convalescent homes, hospitals	C	C	€
Convention hall, trade show, exhibit building with incidental food services	C	C	€
Dances, per title IV, chapter 6 of this Code	C	P	€
Day nurseries, nursery schools and childcare facilities per State law	€DP	€DP	€
Educational institutions (including public or private vocational schools)	€DP	€DP	€
Fire and police stations	P	P	P
Post offices	P	P	P
Public administration buildings and civic centers	P	P	P
Public libraries and museums	P	P	P
Public parks and recreation facilities (public or private)	P	P	P
Public utilities and public service substations, reservoirs, pumping plants and similar installations, not including public utility offices, unless project otherwise entails a public hearing, then permitted	C	C	€
Public utility services offices	P	P	P
Recreational vehicle parks	C	C	X
Residential care facility (per State law)	€DP	€DP	€
Transportation facilities	C	C	€
Residential uses:			
Emergency shelters	X	X	X
Multi-family residential dwellings	C	X	€
Residence in conjunction with a business	C	X	€
Single-family residential dwellings	X	X	X
Supportive housing	C	X	€
Transitional housing	C	X	€
Temporary uses:			
Temporary uses as prescribed in section 6-2-10 of this title, are permitted subject to issuance of a temporary use permit	P	P	P
Other uses similar to, and no more objectionable than, the uses identified above, shall be reviewed per the process required by the similar use, as determined by the Planning Commission			

(Ord. 831-18, 3-20-2018; amd. Ord. 833-18, 4-17-2018; Ord. 844-21, 11-16-2021)

6-5-4: SITE DEVELOPMENT STANDARDS:

(A) General Requirements: Table 5.B of this section describes the minimum site development standards applicable to proposed and existing development in all commercial zone districts. All commercial development shall conform to the standards established in this section.

1. A development or commercial center may, for purposes of meeting the minimum site size standards, consist of a combination of parcels whose total net acreage meets the minimum site size criteria; provided, that the design for the entire site is integrated and unified.

2. In addition to the minimum standards established in table 5.B of this section, developments within the commercial zone districts shall also comply with the special requirements contained in subsection (B) of this section, chapter 13, "Performance Standards", of this title, other City regulations and ordinances, and the City General Plan.

TABLE 5.B

COMMERCIAL SITE DEVELOPMENT MINIMUM STANDARDS

Requirement	MU	GC	DC
Requirement	MU	GC	DC
Minimum site area (square feet, net)	12,500 ¹	6,500	5,000
Minimum site width, in feet	65	65	50
Minimum site depth, in feet	100	100	100
Front building setback, in feet	0	0	0
Side street building setback area, street sides, in feet	0	0	0
Rear setback	0	0	0
Maximum floor area ratio	0.85	0.50	0.85
Building height, in feet, maximum (may be exceeded with an approved conditional use permit)	45	45	35

Note:

~~Refer to exception at subsection (C)4 of this section.~~

(B) Special Requirements:

1. All uses in the commercial districts shall comply with the provisions of section 6-11-30, "Screening Requirements", of this title, and shall provide street side landscaping as required by the Planning Director.

2. Where off street parking areas in the General Commercial Zone Districts are situated in a visual corridor, as may be defined in a precise plan adopted by the City Council, screening, such as a landscaped earthen berm or decorative wall no less than two feet (2') in height, shall be erected between the street right-of-way and the parking area.

3. In all commercial zone districts, no external security bars shall be permitted on structures.

4. Parking for each use shall comply with the provisions of chapter 14 of this title.

(C) Exceptions:

1. The creation of new lots within the commercial zone districts shall conform to the minimum allowable dimensions, except in the case of commercial condominium lots or lots within a shopping center, in which case no minimums are established, provided the commercial development is consistent with other requirements of this title and applicable City standards, regulations and ordinances.

2. Parcels created within shopping centers are exempt from the site development standards stated herein, as they relate to minimum site areas, and minimum lot width and depth, as long as a conceptual development plan for the entire center has been approved and if appropriate easements for reciprocal access parking and maintenance are provided.

3. When abutting a residentially zoned district, the front, side and rear yard setbacks of that residentially zoned district shall apply to the commercial development abutting that residentially zoned district.

~~4. In the MU Zone District, the lot size may be reduced to the same size of the GC Zone District (6,500 square feet); provided, that no multiple family units are proposed for the project site.~~

(D) Vacant Building Registration: Vacant or abandoned residential and nonresidential buildings are subject to the vacant building registration requirements per section 6-11-40 of this title and title III, chapter 4.3 of this Code.

(E) Fences And Walls: Walls, for the purpose of visual screening and sound attenuation, shall be required between nonresidential uses and any adjacent residential use or residentially zoned property, or where more sensitive adjacent land uses exist. Maximum height shall be six feet (6'), except within the required front yard or street side yard setback area where the maximum height shall be forty inches (40"). Fences and walls shall be in compliance with section 6-11-9 of this title.

(F) Residential Uses In Commercial Zone Districts:

1. Multi-family residential and mixed use residential developments in the MU and DC Zone Districts are allowed a maximum residential density of twenty nine dwelling units per acre (29 du/ac) consistent with the mixed use land use designation of the General Plan.

2. A residence, on the first or ground floor of a commercial unit, in conjunction with business is conditionally allowed when the property owner, business operator, and resident are the same person(s). In such cases, the residential and commercial uses shall comply with all requirements of the California Building Code. (Ord. 822-16, 9-20-2016)

3. Multi-family residential and mixed use residential developments in the MU Zone District shall comply with the development standards outlined for the High Density Residential (R-3) Zone District in Chapter 4, Section 6-4-3 of this Title.

4. Any Multi-family residential and mixed use residential developments within the Mixed Use zones district, as allowed by this Chapter, may be considered for Directors/Admin approval if they comply with all applicable development standards and the Residential Objective Design Standards found at Chapter 4, Section 6-4-5 of this Title.

6-5-5: Objective Design Standards

[A] Use Regulations: New developments that meet the underlying zone requirements shall incorporate the following standards into their design in order to be processed ministerially through an appropriate permit, unless a better alternative is found to the satisfaction of the planning director:

1. The design and layout of a proposed development shall be consistent with the general plan, the provisions of this title and any adopted architectural criteria for specialized areas, such as designated historic districts, theme areas, specific plans or planned developments.

2. New, renovated or remodeled developments shall demonstrate that the following general design criteria have been integrated into the design and layout of the proposed development:

(a) Establish an architectural and siting design theme that is compatible with surrounding existing and planned development that includes the following elements:

(1) A relationship to prominent design features existing in the immediate area (i.e., trees, landform, key elements of adjacent development, etc.);

(2) A relationship to existing structures and neighborhood character. This includes prohibiting any device being or resembling security bars, gates or other similar security devices from being placed over or on windows or doors on the exterior of any building, or the interior of any building if visible from a public street or public right of way; excepting doors and windows on the ground level portion of the rear of a building facing an alley;

(3) A relationship to the natural environment (i.e., washes, native vegetation and community landscaping).

(b) Design the development to create pleasing transitions to and from surrounding development by incorporating the following elements:

(1) The bulk of new structures relates to the prevailing or planned scale of adjacent development;

(2) Setbacks from streets and adjacent properties relate to the scale of the structure and the function of the street and encourage pedestrian scale and uses; and

(3) Tall structures are made less imposing by physically stepping them back from the street.

(c) Respect the identified views and view corridors of existing developments to the greatest extent possible. Where applicable, view corridors oriented toward such existing or proposed community amenities, such as parks, open space or natural features, are to be enhanced.

(d) Create subtle variations in architectural and landscape components that provide visual interest, but do not create abrupt changes or cause discord in the overall character of the neighborhood.

(e) Provide appropriate transitions between different projects by providing buffer areas, landscaping and other similar treatments (e.g., hedges, walls, fences, berms or landscaped open space).

(f) Provide a harmonious appearance of the development with the surrounding environment and existing developments based on the compatibility of individual structures rather than one specific style of architecture.

(g) Avoid uninterrupted fences and walls, unless they are needed for specific screening, safety or sound attenuation purpose. Where needed, fences or walls shall be required to:

(1) Relate to the site being developed as well as surrounding developments, open spaces, streets and pedestrian ways;

(2) Respect existing view corridors to the greatest extent possible; and

(3) Incorporate landscape elements or changes in materials, color or texture in order to discourage graffiti, and prevent undue glare, heat, reflection or aesthetic inconsistencies.

(h) Incorporate the following lighting concerns into development proposals:

(1) Lighting fixtures are to be attractively designed to complement the overall design theme of the project;

(2) Lighting shall create a festive atmosphere within commercial areas by outlining buildings, trees or other architectural features to encourage nighttime use of those areas by pedestrians; and

(3) On site lighting shall create a safe environment, adhering to established crime prevention standards, but shall not result in nuisance levels of light or glare on adjacent properties.

(i) Architectural plans for development shall be required to incorporate the following building elevation and screening criteria:

(1) All exterior wall elevations of buildings and screen walls shall have architectural treatments that enhance the appearance of the building or wall;

(2) Compatible materials and consistent style shall be evident within a development in all exterior elevations; and

(3) Within multi-family, commercial, office and mixed use business park developments, trash enclosures, loading areas, mechanical equipment and storage areas shall be screened from public streets, and from other public views, as appropriate.

SECTION 28. The following amendments and additions of Section 6-11-24(G), of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

(G) Appeals:

1. A determination by the reviewing authority to approve, approve with modifications or deny a request for reasonable accommodation may be appealed, pursuant to section ~~6-2-20~~ ~~6-2-19~~ of this title.

2. If an individual needs assistance in filing an appeal on the decision, the city shall provide assistance to ensure that the appeals process is accessible. (Ord. 823-16, 9-20-2016)

SECTION 29. The following amendments and additions of Sections 6-12-23, of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-12-23: ACCESSORY DWELLING UNITS:

(A) Intent: This section is intended to ensure that accessory dwelling units located in residential districts do not adversely impact adjacent residential parcels or the surrounding neighborhood and are developed in a manner which protects the integrity of the residential district, while providing for needed housing opportunities for owners of eligible parcels.

(B) Applicability: The provisions of this section shall apply to all lots that are occupied with a single-family dwelling within residential zone districts. Accessory dwelling units (ADUs) are not calculated for the maximum allowable density for the lot upon which the unit is located. All ADUs are considered a residential use that is consistent with the General Plan and zoning designations for the lot.

(C) Development Standards: The following standards shall apply to all accessory dwelling units:

1. Limitation: Only one ADU is permitted per lot with an existing single-family or up to a four-unit residence. Multiple-family residential developments may have up to two (2) ADU units.

2. Sale Prohibited; Rental: The units are prohibited from being sold separate from the primary residence, but may be rented.

3. Junior Accessory Dwelling Unit or jADU: An ADU within an existing space of the primary single-family residence, and are subject to:

(a) Only one (1) jADU is permitted per single-family residence. The single-family residence is permitted one (1) jADU and one (1) attached or detached ADU subject to the provisions of section 4 below.

(b) The applicable Building Code at time of permit application.

(c) Shall be a minimum of seventy (70) square feet in size.

(d) Providing an independent exterior access from primary residence.

(d) Sufficient setbacks for fire safety.

(e) An ADU within the existing space of a primary residence shall not reduce floor area of the primary residence to less than one thousand (1,000) square feet.

4. Attached And Detached Accessory Dwelling Units:

(a) Applicable Location: The lot is located within a residential zone district and contains an existing single-family dwelling.

(b) Location: The ADU may be attached or detached from the existing single-family dwelling and shall be located on the same lot as the single-family dwelling.

(c) Minimum Floor Area, Maximum Unit Size: The attached or detached ADUs shall have a minimum floor area of two hundred twenty (220) square feet and up to:

(1) Six hundred (600) square feet on lots up to seven thousand four hundred ninety nine (7,499) square feet.

(2) Nine hundred (900) square feet on lots between seven thousand five hundred (7,500) and twelve thousand four hundred ninety nine (12,499) square feet.

(3) Twelve hundred (1,200) square feet for lots twelve thousand five hundred (12,500) square feet or greater.

(d) Bathroom, Kitchen Required: ~~All~~ ADUs shall provide a full bathroom and, at a minimum, an efficiency kitchen. A JADU may share a bathroom with the primary residence.

(e) Occupancy: ADUs shall have a maximum occupancy of two (2) persons per bedroom plus one additional person for the overall unit. Studio units with no defined bedroom area shall have a maximum occupancy of two (2) persons. Should a property have both an ADU and JADU, the JADU or single-family residence must be owner-occupied.

(f) Standards: All structures on the lot are subject to subsection 6-4-3(B), table 4.B, "Site Development Standards", of this title, particularly lot coverage, except that an attached or detached ADU may be located within four feet (4') of any side or rear property line.

(g) Design Standards: All attached and detached ADUs shall be architecturally consistent with the main dwelling unit, including exterior wall finishes, paint color, roofing materials, windows, and other architectural details.

(h) Parking: The primary residence shall be compliant with section 6-14-2, table 14.A, "Off Street Automobile Parking Space Requirements", of this title prior to approval of an ADU on the same lot.

(1) Parking for the ADU shall be provided at a rate of one space per bedroom or per unit, whichever is less.

(2) Required parking shall be a paved space and be provided on the same lot as the primary residence and ADU.

(3) The required parking spaces may be accommodated by an available tandem space on an existing driveway or by providing additional driveway space or a parking area accessible from an alley.

(4) A driveway in the front yard of a lot shall not exceed fifty percent (50%) of the width of the lot.

(i) Garage, Parking: A garage structure may be converted to an ADU if it meets the standards of this section. If garage conversion occupies the required spaces for the primary residence, new parking for the primary residence shall be provided per section 6-14-2, table 14.A of this title.

(j) Fire Sprinklers: An ADU shall not be required to provide fire sprinklers if they were not required of the primary residence.

(k) Conversions: Conversions of accessory structures are not subject to any additional development standard, such as unit size, height, and lot coverage requirements, and shall be from existing space that can be made safe under building and safety codes.

5. Sewer and Water Utilities: Accessory dwelling units shall have adequate water supply and sewer service. An ADU is not required to have a separate service connection and shall not have a separate meter.

(D) Applications Requirements: Accessory dwelling units shall be reviewed and permitted through a building permit application, which will determine compliance with subsection (C) of this section. The Planning Director, or their designee, may approve an ADU that is not in compliance with subsection (C) of this section as set forth in subsection (E) of this section.

(E) Review Process For ADUs Not Complying With Development Standards: An ADU that does not comply with the development standards of this section may be permitted through a site plan review at the discretion of the Planning Director and project assistance team subject to findings in subsection (F) of this section.

(F) Findings:

1. Approval: The Planning Director and project assistance team may waive, reduce, or amend required parking requirements, setback standards, occupancy limits, or other ADU and site development standards if the strict or literal application and enforcement of the standard would result in unnecessary hardship, excepting financial hardships, not otherwise shared by others within the surrounding area.

2. Denial: The Planning Director and project assistance team may deny a permit for an ADU if the waived standards are found to be detrimental to the public health and safety or would introduce unreasonable privacy impacts to the immediate neighbors.

3. Time Frames: An application for the creation of an ADU or JADU shall be deemed approved (not just subject to ministerial approval) if the local agency has not acted on the completed application within 60 days. (Ord. 825-17, 4-4-2017; amd. Ord. 832-18, 4-17-2018; Ord. 846-22, 3-15-2022)

SECTION 30. The following amendments and additions of Section 6-14-2(A) and Table 14.A of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-14-2: GENERAL REGULATIONS:

(A) Applicability:

1. Specified: Any new building constructed, any new use established, any addition or enlargement of an existing structure or use, and any change in the occupancy of an existing building or the manner in which a use is conducted that would result in additional parking spaces being required, shall comply with the provisions of this chapter.

2. Additions, Enlargements Or Changes: In the case of additions or enlargements of an existing building or use, or a change of occupancy or manner of operation that would result in additional parking spaces being required, the additional parking spaces shall be required only for such addition, enlargement or change, and not for the entire building for use, unless a specific finding is made by the planning director that additional parking for the entire building or use is necessary to protect public health, safety and welfare.

3. Parking standards for the Downtown Taft Specific Plan zone district are contained within Table 3.3, Section 3.7 of the Downtown Taft Specific Plan, and prevail over the standards

contained in this chapter. Where a use is not identified in that table, the standards contained in this chapter will then be applicable.

TABLE 14.A

OFF STREET AUTOMOBILE PARKING SPACE REQUIREMENTS

Use	Minimum Off Street Parking Requirements	Maximum Percent Compact Uses	Notes
Commercial uses:			
Freestanding commercial and service uses:			
Automobile repair and services	1 space per 500 square feet of gross floor area, plus 1.5 spaces per service bay	25	No required off street parking space shall be used for sale, service, rental or repair of vehicles
Automobile sales	1 space per 350 square feet of interior office area, plus 2 spaces per service bay	25	No required off street parking space shall be used for repair of vehicles
Automobile service station	2 spaces, plus 2 spaces per service bay	25	If a minimart is developed as part of the service station, additional parking at a rate of 1 space per 200 square feet of retail area shall be provided
Automobile washing (self- service)	1 space per 2 washing stalls	25	
Bank, savings and loan	1 space per 250 <u>300</u> square feet of gross floor area	25	Special design requirements shall apply for drive-through facilities (see chapter 12, "Specific Use

			Development Standards", of this title)
Barbershop, beauty parlor	2 spaces per barber chair or beautician station	25	
Bed and breakfast inns	Required spaces for existing residential units and 1 space per each guestroom	25	All spaces for guest parking shall be 9 feet wide by 19 feet long. Neither on street nor tandem parking shall be allowed to satisfy the parking requirements
Business and personal services	1 space per 250 <u>300</u> square feet of gross floor area	25	
Eating and drinking facility with or without drive-in or take out facilities	1 space per 80 <u>100</u> square feet of gross dining area, inside and outside	25	Special design requirements shall apply for drive-through facilities (see chapter 12, "Specific Use Development Standards", of this title)
Mortuaries	1 space per each 4 <u>5</u> seats, plus funeral procession of queue capacity for 5 cars	25	
Offices:			
Administrative, business, professional	1 space per 250 <u>300</u> gross square feet of floor area	35	
Government	1 space per 200 <u>300</u> gross square feet of floor area	35	

Retail, furniture, major appliances 1 space per 500 gross square feet of floor area ~~25~~

Retail, general (i.e., department stores, markets, specialty, etc.) 1 space per ~~250~~ 300 gross square feet of floor area ~~25~~

~~Uses located in neighborhood Neighborhood,~~ community and convenience shopping centers ~~(less than 750,000 square feet gross leasable area)~~ greater than 20,000 square feet of total gross leasable area 1 space per ~~250~~ 300 square feet of gross floor area for the total gross leasable area up to 100,000 square feet ~~25~~

~~1 space per 450 square feet for the total gross leasable area greater than 100,000 square feet~~

Alternative parking requirements for specialty commercial centers may be established by the planning director based upon a parking study submitted by or required of the applicant (see subsection (G)2 of this section)

~~Uses located in regional commercial shopping centers (more than 750,000 square feet of gross leasable area)~~ ~~1 space per 300 square feet of gross floor area~~ ~~25~~

Educational services:

Business and trade schools 1 space per each ~~4~~ 5 person capacity, or 1 space per ~~250~~ 300 gross square feet of floor area, whichever is greater ~~25~~

Colleges 10 spaces, plus 30 spaces per classroom ~~25~~

Elementary, junior high schools 2 spaces per classroom ~~25~~

Senior high schools 10 spaces, plus 10 spaces per classroom ~~25~~

Entertainment and recreation uses:

Arcades, games	1 space per 150 gross square feet of floor area	25
Auditoriums, places of public assembly	1 space per 5 seats or 1 space per 80 <u>100</u> gross square feet where there are no fixed seats	25
Bowling alleys, billiard halls	5 spaces per alley, plus 2 spaces per billiard table, plus required parking for other on site uses	25
Commercial stables	1 space per 5 horses capacity for boarding on site	25
Golf course (executive and regulation)	6 4 spaces per hole, plus required parking for other on site uses	25
Golf driving range	1 space per tee, plus required parking for other on site uses	25
Golf, miniature	3 spaces per hole, plus required parking for other on site uses	25
Health club/centers	1 space per 100 square feet floor area	25

Alternative parking requirements may be established by the planning agency based upon a parking study submitted by or required of such a facility (see subsection (G)2 of this section)

Parks, public and private (over 10 acres in size):	To be determined for the proposed use based upon the parking study findings		Applicant must submit a parking study (see subsection (G)2 of this section)
Community park	A minimum of 5 spaces per acre, plus additional spaces for spectator seating at athletic fields, community centers and pools	25	
Neighborhood parks	A minimum of 5 spaces for the first 2 acres, plus 1 space for each additional acre	25	
Skating rinks	1 space per 100 square feet of gross floor area	25	
Tennis, handball, racquetball facilities	3 spaces per court, plus required parking for on site uses	25	
Theaters, movie	5 spaces, plus 1 space per 3 fixed seats	25	
Industrial uses:			
Manufacturing	1 space per 500 gross square feet of floor area devoted to manufacturing, plus the required amount of parking for gross square footage devoted to other uses	35	
Research and development	1 space per 250 <u>300</u> gross square feet of floor area	35	
Warehouse and distribution	1 space per 1,000 gross square feet of floor area devoted to warehousing, plus the	35	

	required amount of parking for gross square footage devoted to other uses		
Medical and health services:			
Convalescent and nursing homes	1 space per 3 beds	25	
Hospitals	1 space per 1.5 beds	25	
Medical and dental offices and clinics, veterinary clinics and offices, emergency rooms	1 space per 200 <u>300</u> gross square feet of floor area	25	
Public and quasi-public uses:			
Daycare, preschools, nursery schools, family daycare, residential care homes:			Parking requirements are based upon maximum capacity of the proposed facility
Daycare centers	1 space per employee, plus 1 space per 5 children	25	
Family daycare homes	2 spaces per dwelling unit in addition to residential requirement	25	
Residential care homes	2 spaces per dwelling unit in addition to residential requirements	25	
Libraries, museums, galleries	1 space per 400 square feet of gross floor area	25	
Places of worship	1 space per 80 <u>100</u> square feet of floor area of main assembly/auditorium area, plus	25	

	requirement for office space, if applicable, plus requirement for school uses, if applicable		
Public utilities	To be determined by the Planning Director for proposed use	25	Parking requirements are based upon capacity of the proposed facility Applicant shall submit a parking study (see subsection (G)2 of this section)
Residential uses: Mobilehome parks and subdivisions:			
Resident parking	2 spaces per unit	<u>None</u>	Tandem spaces may be permitted to meet parking requirements for a mobilehome park
Guest parking	1 space per 5 units	<u>None</u>	
Model home complexes	3 2 spaces per model home, plus 1 space per salesperson <u>300 square feet of office area</u>	<u>None</u>	On street parking adjacent to the model homes may be counted toward the parking requirement if it is found that such parking will not impact other residential parking and will not obstruct traffic flow
			Spaces for salespersons may be

			provided in vacant garages of model homes
Multi-family dwellings:			
Residential parking	Studio: 1 space per unit	None	All parking spaces shall be assigned to a specific unit
	1 bedroom: 1.5 spaces per unit		- Enclosed garage may be required if project qualifies as a discretionary permit
	2 or more bedrooms: 2 spaces per unit		All spaces shall be located within 150 feet of the unit being served The parking requirement shall be reduced to 1 space per unit pursuant to a density bonus granted for a qualifying residents project in accordance with the provisions of section 6-11-8 of this title
Guest parking	0.25 space per unit for 11 or more units; no guest parking for 10 or less units	50	
Senior housing; congregate care:			
Resident parking	0.5 space per unit or as determined by the planning agency	50	Applicant shall submit a parking study pursuant to the requirements of

			subsection (G)2 of this section
			For multiple-family units, the parking shall be within 150 feet of the dwelling it is serving
Guest parking	0.25 space per unit	50	
Senior housing; independent living:			
Resident parking	1 space per unit	None	Spaces may shall be covered, and may be either a carport or garage
Guest parking	0.25 space per unit	50	Guest spaces may be uncovered Must be provided within an enclosed garage
Single-family dwelling	2 spaces per unit	None	Accessory dwelling units shall provide additional parking spaces per section 6-12-23 of this title <u>May be located within a garage or covered carport, with the structures not located within the required front setback</u>

SECTION 31. The following relocation of Table 14.C to Section 6-14-4, of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-14-4: SCHEDULE OF OFF STREET LOADING REQUIREMENTS:

(A) Design Standards: Loading space design standards are provided in section 6-14-6 of this chapter.

(B) Specified In Table 14.C: Minimum off street loading space requirements for uses within the city are specified in section 6-14-5, table 14.C of this chapter. (Ord. 768-08, 8-19-2008)

TABLE 14.COFF STREET LOADING REQUIREMENTS

<u>Type Of Use</u>	<u>Size</u>	<u>Space Required</u>
<u>Commercial uses:</u>		
<u>Automotive uses</u>		
	<u>0 - 29,999 sq. ft.</u>	<u>1</u>
	<u>30,000 - 69,999 sq. ft.</u>	<u>2</u>
	<u>70,000 - 120,000 sq. ft.</u>	<u>3</u>
	<u>For each additional 50,000 gross square feet over 120,000</u>	<u>1</u>
<u>General retail and business services, eating and drinking facilities</u>		
	<u>0 - 4,999 sq. ft.</u>	<u>1</u>
	<u>5,000 - 29,000 sq. ft.</u>	<u>2</u>
	<u>30,000 - 69,999 sq. ft.</u>	<u>3</u>
	<u>70,000 - 120,000 sq. ft.</u>	<u>4</u>
	<u>For each additional 50,000 sq. ft. over 120,000 sq. ft.</u>	<u>1</u>
<u>Hotel, motel</u>		
	<u>0 - 9,999 sq. ft.</u>	<u>0</u>
	<u>10,000 - 99,999 sq. ft.</u>	<u>1</u>
	<u>100,000 - 199,999 sq. ft.</u>	<u>2</u>
	<u>Over 200,000 sq. ft.</u>	<u>3</u>
<u>Offices: administrative, business, professional, medical, veterinary</u>		
	<u>0 - 9,999 sq. ft.</u>	<u>0</u>
	<u>10,000 - 99,999 sq. ft.</u>	<u>1</u>
	<u>100,000 - 199,999 sq. ft.</u>	<u>2</u>
	<u>Over 200,000 sq. ft.</u>	<u>3</u>
<u>Industrial uses:</u>		
<u>Manufacturing, warehouse and distribution</u>		
	<u>0 - 29,999 sq. ft.</u>	<u>1</u>
	<u>30,000 - 69,999 sq. ft.</u>	<u>2</u>
	<u>70,000 - 120,000 sq. ft.</u>	<u>3</u>
	<u>For each additional 50,000 gross square feet over 120,000</u>	<u>1</u>
<u>Research and development</u>		
	<u>0 - 9,999 sq. ft.</u>	<u>1</u>
	<u>10,000 - 99,999 sq. ft.</u>	<u>2</u>
	<u>100,000 - 199,999 sq. ft.</u>	<u>3</u>

	<u>Over 200,000 sq. ft.</u>	<u>4</u>
<u>Medical and health services:</u>		
	<u>Convalescent and nursing homes</u>	<u>2</u>
<u>Hospitals</u>	<u>0 - 9,999 sq. ft.</u>	<u>1</u>
	<u>10,000 - 99,999 sq. ft.</u>	<u>2</u>
	<u>100,000 - 199,999 sq. ft.</u>	<u>3</u>
	<u>Over 200,000 sq. ft.</u>	<u>4</u>
<u>Medical, dental offices and clinics; veterinary hospitals and clinics</u>	<u>0 - 9,999 sq. ft.</u>	<u>0</u>
	<u>10,000 - 99,999 sq. ft.</u>	<u>1</u>
	<u>100,000 - 199,999 sq. ft.</u>	<u>2</u>
	<u>Over 200,000 sq. ft.</u>	<u>3</u>
<u>Residential uses:</u>		
	<u>Mobilehome parks and subdivisions</u>	<u>None</u>
	<u>Senior housing (where meals are provided in common dining facilities)</u>	<u>2</u>
	<u>Single-family detached, single-family attached, multiple-family, model home complexes</u>	<u>None</u>

SECTION 32. The following deletions of Section 6-14-5(A) and Table 14.C, of Title 6 of the Taft Municipal Code, shall be recommended to the City Council of the City of Taft as follows:

6-14-5: ADJUSTMENTS TO OFF STREET PARKING REQUIREMENTS:

~~—(A) Modified Parking Requirements In Downtown Commercial Zone District:~~

~~— 1. Scope; Appeal: Modified parking requirements have been developed for use in the downtown commercial zone district as an incentive to preserve and maintain existing historic structures. The planning commission shall have the authority to approve a request for a parking adjustment, subject to the provisions of this section; the decision of which may be appealed to the city council as provided in section 6-2-2019 of this title.~~

~~— 2. Techniques: For land uses located in the downtown commercial zone district, off street parking requirements may be modified by the planning commission by utilizing the following techniques:~~

- ~~—(a) A reduction of the required number of parking spaces by twenty percent (20%); or~~
- ~~—(b) The crediting of on-street parking spaces which are adjacent to the frontage of the designated structure/site toward the total number of required off-street parking spaces required for use; provided, that a determination is made that such on-street parking spaces will remain available for public parking during all business hours in the future. No on-street parking spaces located within fifteen feet (15') of a stop sign or corner radius shall be counted. No on-street parking spaces located in front of a bus stop shall be counted; or~~
- ~~—(c) A reduction in two-way aisle widths from twenty four feet (24') to twenty two feet (22'); or~~
- ~~—(d) Allow the use of off-site parking in parking lots located within four hundred feet (400') of the structure, where the applicant has provided adequate incentives for the use of such parking lots; or~~
- ~~—(e) Allow vehicles to back out onto alleys where it is determined that visibility is good and such backing out of vehicles can be done safely; or~~
- ~~—(f) Allow forty five percent (45%) of a parking lot, located on the site of the structure/use, to be compact spaces, instead of twenty five percent (25%) as permitted in section 6-14-2 of this chapter; or~~
- ~~—(g) Allow tandem parking where it is determined that such parking would be effectively and safely used; or~~
- ~~—(h) Allow for the deletion of the loading space requirements prescribed by section 6-14-4 of this chapter; or (Ord. 768-08, 8-19-2008)~~
- ~~—(i) Provide for in-lieu fees to provide developers an alternative to meeting all on-site parking requirements, as set forth in this chapter, where it is unfeasible to do so because of space limitations or of excessively expensive costs involved. Said fees shall be applied to an identified parking facility that will contribute to the development of public parking within the area designated in the downtown specific plan (exhibit A attached to the ordinance codified herein). (Ord. 776-09, 11-17-2009)~~

TABLE 14.C

OFF-STREET LOADING REQUIREMENTS

Type Of Use	Size	Space Required
Commercial uses:		
Automotive uses	0—29,999 sq. ft.	1
	30,000—69,999 sq. ft.	2
	70,000—120,000 sq. ft.	3
	For each additional 50,000 gross square feet over 120,000	1
General retail and business services, eating and drinking facilities	0—4,999 sq. ft.	1
	5,000—29,000 sq. ft.	2
	30,000—69,999 sq. ft.	3

	70,000—120,000 sq. ft.	4
	For each additional 50,000 sq. ft. over 120,000 sq. ft.	1
Hotel, motel	0—9,999 sq. ft.	0
	10,000—99,999 sq. ft.	1
	100,000—199,999 sq. ft.	2
	Over 200,000 sq. ft.	3
Offices: administrative, business, professional, medical, veterinary	0—9,999 sq. ft.	0
	10,000—99,999 sq. ft.	1
	100,000—199,999 sq. ft.	2
	Over 200,000 sq. ft.	3
Industrial uses:		
Manufacturing, warehouse and distribution	0—29,999 sq. ft.	1
	30,000—69,999 sq. ft.	2
	70,000—120,000 sq. ft.	3
	For each additional 50,000 gross square feet over 120,000	1
Research and development	0—9,999 sq. ft.	1
	10,000—99,999 sq. ft.	2
	100,000—199,999 sq. ft.	3
	Over 200,000 sq. ft.	4
Medical and health services:		
Convalescent and nursing homes		2
Hospitals	0—9,999 sq. ft.	1
	10,000—99,999 sq. ft.	2
	100,000—199,999 sq. ft.	3
	Over 200,000 sq. ft.	4
Medical, dental offices and clinics; veterinary hospitals and clinics	0—9,999 sq. ft.	0
	10,000—99,999 sq. ft.	1
	100,000—199,999 sq. ft.	2
	Over 200,000 sq. ft.	3
Residential uses:		

Mobilehome parks and subdivisions	None
Senior housing (where meals are provided in common dining facilities)	2
Single family detached, single family attached, multiple family, model home complexes	None

~~— 3. Adjustments: The planning commission may approve a parking adjustment with conditions which are found to be necessary to effectuate the purpose of these adjustments within the downtown commercial zone district; the decision of which may be appealed to the city council as provided in section 6-2-19, "Appeals", of this title.~~

~~— (a) Notice: Notice of an application for a parking adjustment shall be published in a newspaper of general circulation not less than ten (10) days prior to the date set for the planning commission hearing. Notices shall also be mailed not less than ten (10) days prior to the date of the meeting to owners of property within a radius of three hundred feet (300') of the external boundaries of the property proposed for the modification described on the application, using for this purpose the name and address of such owners as shown on the latest official tax role of the county.~~

~~— (b) Findings For Approval: The planning commission, in approving a parking adjustment, shall find as follows:~~

~~(1) The proposed parking modification and use of the structure is necessary or desirable for the development of the community, is in harmony with the various elements and objectives of the general plan, and is not detrimental to existing uses or to uses specifically permitted in the zone district;~~

~~(2) Approving the proposed parking adjustment and use will significantly improve the possibility that the structure will be preserved and maintained;~~

~~(3) The required parking cannot be provided without the approval of the requested adjustment;~~

~~(4) The proposed parking scheme will function safely;~~

~~(5) Approval of the parking adjustment will not harm the integrity of any the structure or the surrounding neighborhood.~~

SECTION 33. If any section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining sections of this Resolution. The Planning Commission hereby declares that it would have passed this Resolution, and each section, subsection, clause and phrase thereof, irrespective of the face that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Resolution No. _____

July 28, 2022

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BE IT FURTHER RESOLVED that a copy of this Resolution be delivered forthwith by the City Clerk to the City Council of the City of Taft.

PASSED AND ADOPTED on this _____ day of October, 2022.

ATTEST

Darnell Porter, CMC
Deputy City Clerk

Ron Orrin, Chairman

CERTIFICATION

I, Darnell Porter, hereby certify that the foregoing resolution was passed and adopted by the Planning Commission of the City of Taft at a specially scheduled meeting held on the _____ day of October, 2022, by the following vote

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Darnell Porter, CMC
Deputy City Clerk