

Chapter 16.85 - Condominiums and Conversions

Division 1. Residential Condominiums and Conversions

- 16.85.010 Purpose.
- 16.85.020 Applicability.
- 16.85.030 Conditional Use Permit Required.
- 16.85.040 Application for Residential Condominium Conversion Project.
- 16.85.050 Standards and Criteria.
- 16.85.060 Zone Requirements.
- 16.85.070 Development Standards.
- 16.85.080 Noise Attenuation.
- 16.85.090 Verification of Sound Class.
- 16.85.100 Additional Development Standards.
- 16.85.110 Notice - Residential Condominium Conversions
- 16.85.120 Right to Purchase - Residential Condominium Conversions
- 16.85.130 Relocation Assistance - Residential Condominium Conversions
- 16.85.140 Covenants, Conditions and Restrictions (CC&Rs).
- 16.85.150 Preconversion Protection - Residential Condominium Conversions
- 16.85.160 Affordable Rental Units - Residential Condominium Conversions
- 16.85.170 Preservation of Low-And-Moderate Income Housing Supply - Residential Condominium Conversions
- 16.85.180 Required Findings - Residential Condominium Conversions
- 16.85.190 Conditions of Approval - Residential Condominium Conversions
- 16.85.200 Capital Contributions and Warranties - Residential Condominium Conversions
- 16.85.210 Notice Upon Approval - Residential Condominium Conversions
- 16.85.220 Modification of Residential Condominium Conversion Requirements.

Division 2. Commercial and Industrial Condominiums and Conversions

- 16.85.230 Application Requirements.
- 16.85.240 Standards Conformance.
- 16.85.250 Other Standards and Conditions.

Division 1: Residential Condominiums and Conversions

16.85.010 Purpose

- A. Residential condominium projects and residential condominium conversion projects provide for individual ownership of separate dwelling units, which usually are in close proximity (either attached or detached) to one another. The area surrounding the dwelling units is a common area that is normally managed and maintained by the individual owners of dwelling units in accordance with the rules of an association agreement. This hybrid ownership, that mixes individual ownership and ownership in common, magnifies the impact upon the public health, safety, welfare, convenience, and economic prosperity of the larger community when conditions of poor land use and site planning, mismanagement, neglect and blight are allowed to occur.
- B. The city seeks to avoid the unique problems that beset residential condominium projects and residential condominium conversion projects and it further seeks to provide a varied choice of housing types and neighborhoods for all residents regardless of whether they are renters or owners. Therefore, it is the express intent of the city to treat residential condominium projects and residential condominium conversion projects, which are usually owner occupied, differently from apartment projects and other like structures or projects, which usually provide rental forms of housing.

16.85.020 Applicability

The regulations set forth in this chapter apply to residential condominium projects, residential condominium conversions, and mobile home park condominium conversions.

16.85.030 Conditional Use Permit Required

Residential condominium projects. All residential condominium projects require a valid conditional use permit issued in accordance with this Code.

16.85.040 Application for a Residential Condominium Conversion Project

In addition to any other requirements in this Code, applications for a conditional use permit for a residential condominium conversion project require the following:

- A. A site plan, which includes at least the location, number of stories, number of dwelling units, and proposed uses for each structure to

- remain and for each proposed new structure;
- B. The location and description for all private outdoor storage areas;
 - C. The location and type of surfacing for all driveways, pedestrian ways, vehicle parking areas and curb cuts;
 - D. The location, height and type of materials for walls or fences;
 - E. The location of all landscaped areas, the type of landscaping, method of irrigation, and a statement specifying private or common open maintenance;
 - F. The location and description of all recreational facilities;
 - G. The location size and number parking spaces to be used in conjunction with each unit;
 - H. Floor plans, indicating the square footage and number of bedrooms per unit;
 - I. Specific information concerning the demographic characteristics of the project, including, without limitation, the following:
 - 1. A certified list of the names and addresses of all tenants residing in the proposed project at the time the application is filed;
 - 2. Information concerning the existing tenants households, including family size, length of residence, and age of tenants;
 - 3. Current rents for each unit;
 - 4. Square footage and number of rooms in each unit;
 - 5. Approximate proposed price for which each unit would be sold;
 - 6. The pro forma budget proposed to be submitted to the State Department of Real Estate or a similar estimate of projected annual operating expenses for the project after conversion and proposed level of maintenance fees or assessments to be born by individual unit owners prepared by a certified public accountant; and
 - 7. Such additional information as may be reasonably required by the Planning Director.
 - J. A property report describing in detail the condition and useful life of the

roof, foundations, exterior paint, insulation, paved surfaces, mechanical systems, electrical systems, plumbing systems, sewer systems, sprinkler systems for landscaping, utility delivery systems, center or community heating and air conditioning systems, fire protection systems including any automatic sprinkler systems, alarm systems, standpipe systems, structural elements and drainage systems of all existing buildings and structures; such report must be prepared by a registered civil or structural engineer, or a licensed architect. The property report must list each built-in appliance (garbage disposals, dishwashers, water heaters, ranges, ovens and air conditioners) to be contained in each or any unit offered for sale and state whether the appliance is or will be new or used when the unit is first offered for sale. The report must also state the terms and nature of the warranty offered by the applicant on each such appliance.

- K. A descriptive report containing acoustical test data which indicates the noise attenuation characteristics of existing party walls and ceilings; the data for such report must include a sampling of at least 10% of the dwelling units involved, but in no case fewer than two dwelling units, and must be compiled by a person licensed in the field of acoustical testing and engineering.
- L. A structural pest control report on each structure and on each unit within a structure, describing in detail the presence and effects of any wood-destroying organisms, prepared by licensed pest-control operator.
- M. Signed copies from each tenant of notice of intent to convert, as required by this Code. The subdivider must submit evidence that a certified letter of notification was sent to each tenant for whom a signed copy of said notice is not submitted;

16.85.050 Standards And Criteria

- A. *Copy of Reports.* For residential condominium conversion projects, the subdivider must provide each prospective purchaser with a copy of the property report, acoustical report and structural pest control report (in their final acceptable form), and a copy of the conditional use permit with all conditions of approval prior to entering escrow. Copies of the reports and permits must be available at all times at the sales office and the project site. The permit and documents must be printed in Spanish if requested.
- B. *Code Compliance Investigation.* For residential condominium conversion projects, the subdivider must request, and pay for, a code compliance inspection by the Building and Safety Department for all units in a project.

- C. *Covenants, conditions and restrictions (CC&Rs)*. Residential condominium and residential condominium conversions must submit CC&Rs to the City for approval at the time of the conditional use permit application. The CC&Rs must first be approved as to form and content by the City Attorney and then by the City Council at the time the Council takes action on the tentative map. The CC&Rs must include, without limitation, the conveyance of units; parking assignments; common area maintenance agreements, including facilities and landscaping; an estimate of any initial assessment fees anticipated for maintenance; description of how maintenance will be provided for all vehicle access areas; an allocation of appropriate responsibilities for maintaining all utility lines and services for each unit. In addition, the following provisions must be contained in the CC&Rs:
1. A residential condominium project or residential condominium conversion project consisting of three (3) or more units must establish and maintain a Home Owners Association.
 2. An individual owner cannot avoid liability for the owner's prorated share of the expenses for the common area by renouncing rights in the common area.
 3. Any additional conditions as may be required by the City Council.
 4. Any amendment or modification to the CC&Rs relating to the provisions required by the City, must have the approval of the City Council.
 5. The applicant must reimburse all costs for the City's review of the CC&RS including, without limitation, attorney's fees.
- D. *Criteria*. In considering residential condominium projects, the Planning Commission and City Council will utilize the following criteria:
1. The project should be a comprehensive and integrated design, providing its own open space, off-street parking and amenities for contemporary living. Insofar as the scale of the project allows, open space, walkways and other areas for people should be separated from parking areas, driveways and other areas for automobiles.
 2. Architectural unit and harmony should be achieved both within the project and between the project and the surrounding community so that it does not constitute a negative disruption to the established fabric of the community.

3. The layout of structures and other facilities should be designed for maintenance and management of street, driveway, curb cut, utility and other public or quasi-public improvements. Additionally, structures should be designed to minimize, within the context of accepted architectural practice, the consumption of natural resources either directly or indirectly (e.g., gas, water, and electricity).
4. The project should be designed to maintain as much of the natural topography, large trees and environment as practicable.
5. The configuration and orientation of the project should respect reasonable design limits imposed by the natural and manmade environment. Structures should be situated to take advantage of view, topography, sun and wind, while at the same time, not destroying these advantages for adjacent properties. Structures should also be situated to minimize or buffer any undesirable properties of the site such as street noise and nearby obnoxious commercial or industrial uses.
6. The layout of units and open space within the project should establish, through the use of structure and landscape materials, a perceptible spatial transition from the public street, through the semi-privacy of the common areas, to the privacy of the unit. Most importantly, the environment of each condominium unit should be private and free from visual, auditory and other intrusions.

16.85.060 Zone Requirements

- A. All residential condominiums must meet the standards for residential dwellings within the zone the project is proposed, or in the case of a conversion, where it exists, except as may be modified by this Code or through the conditional use permit.
- B. In multi-family zones, the project must meet the common and private usable open space requirements of the underlying zone.

16.85.070 Development Standards

The following standards apply to both residential condominium projects and residential condominium conversion projects.

- A. *Off-Street Parking.* Each unit must be provided with a two (2) car garage or carport or with two adjoining single-car garages or carports. One parking space per four units, which may be covered or uncovered, must be provided for guest parking.

- B. *Private Storage.* Each unit must have at least 90 cubic feet of enclosed weatherproofed and lockable private storage space in addition to guest, linen, pantry and clothes closets customarily provided. Such space may be provided in any location approved by the City but cannot be divided into two or more locations.
- C. *Laundry Facilities.* A laundry area must be provided in each unit for new condominiums. For condominium conversion projects, laundry facilities may be provided in each unit or a common laundry area. If common laundry areas are provided, such facilities must consist of not less than one automatic washer and dryer for each five units or fraction thereof. A house panel and separate meters for gas and water must serve common laundry areas.
- D. *Drip pans.* Clothes washers, dish-washers, hot water heaters and any other appliance which the Building Official determines to be a potential source of water leakage or flooding must be installed with built-in drip pans and appropriate drains subject to the approval of the Building Official.
- E. *Utility meters.* Each utility that is controlled by and consumed within the individual unit must be separately metered in such a way that the unit owner can be separately billed for its use. In the case of water, master meters for the project may be permitted, with the exception of water sprinklers, in certain projects in which the Planning Commission or the City Council finds that there will be a substantially uniform use of water by individual owners, provided each unit is individually plumbed and each is provided with an accessible location for future installation of a submeter.
- F. *Circuit breakers.* Each unit must have its own circuit breaker panel for all electrical circuits and outlets, which serve the unit. Circuit breaker panels must be accessible to occupants.
- G. *Isolation of vibration and structure-borne noise.* Isolation of vibration and sources of structure-borne noise in condominium projects where units have common walls, floors or ceilings must comply with the following:
 - 1. *Shock mounting of mechanical equipment.* All permanent mechanical equipment such as motors, compressors, pumps and compactors which, because of their rotation, reciprocation, expansion and/or contraction, turbulence, oscillation, pulsation, impaction or detonation, is determined by the Building Official to be a source of structural vibration or structure-borne noise must be shock-mounted with inertia blocks or bases and/or vibration isolators in a manner approved by the Building Official. Domestic appliances which are

cabinet installed or built into the individual units, such as clothes washers and dryers, or other appliances which are determined by the Building Official to be a source of structural vibration or structure-borne noise, must be isolated from cabinets and the floor or ceiling by resilient gaskets and vibration mounts approved by the Building Official. The cabinets in which they are installed should be offset from the back wall with strip gasketing of felt, cork or similar material approved by the Building Official. Where such appliances utilize water, flexible connectors must be installed on all water lines. If the units can accommodate nonpermanent appliances such as clothes washers and dryers, then permanent rubber mounting bases and surface plates must be installed in a manner approved by the Building Official.

2. *Location of plumbing fixtures.* No plumbing fixture may be located on a common wall between two separate units where it would back up to a living room, family room, dining room, den or bedroom of an adjoining unit. For residential condominium conversion projects, where determined practicable by the Building Official, plumbing fixtures must be located on interior walls within the unit or on exterior walls of the project.
3. *Isolation and insulation of lines.* All water supply lines within the project must be isolated from wood or metal framing with pipe isolators specifically manufactured for that purpose and approved by the Building Official. In multi-story condominium projects, all vertical drainage pipes must be surrounded by three-quarter-inch thick dense insulation board or full thick fiberglass or wool blanket insulation for its entire length including the sections that pass through wood or metal framing. All vertical drainage pipes must be cast iron.
4. *Drain waste and vents.* All drain waste and vents must be separate, and connected only outside of the building.

16.85.080 Noise Attenuation

The following standards apply to both residential condominium projects and residential condominium conversion projects.

- A. *General.* Wall and floor/ceiling assemblies separating units from each other or from public or quasi-public spaces such as interior corridors, laundry rooms, recreation rooms, and garages must provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor/ceiling assemblies.
- B. *Airborne sound insulation.* All wall assemblies must be of a type of

construction that has a minimum rating of 55 STC (sound transmission class). All floor/ceiling assemblies must be of a type of construction that has a minimum rating of 55 STC. Wood floor joists and subflooring must not be continuous between separate condominium units. Penetrations or openings in the construction for piping, electrical outlets and devices, recess cabinets, bathtubs, soffits, heating, and ventilating or air-conditioning intake and exhaust ducts, and the like must be sealed, lined, insulated or otherwise treated to maintain the required rating and such treatment must be approved by the Building Official. Entrance doors to the unit must be of solid construction and, together with perimeter seals, must have a minimum rating of 33 STC. Such perimeter seals must be maintained in effective operating condition.

- C. *Impact sound insulation.* All separating floor/ceiling assemblies must be of a type of construction that has a minimum rating of 65 IIC (impact insulation class). Floor coverings may be included in the assembly to obtain the required ratings, but must be retained as a permanent part of the assembly and may only be replaced by another floor covering that provides the same or greater impact insulation.

16.85.090 Verification of Sound Class

The following standards apply to both residential condominium projects and residential condominium conversion projects.

- A. STC and IIC ratings must be based on the results of laboratory measurements and will not be subjected to field testing. The STC rating must be based on the American Society for Testing and Materials system specified in ASTM E90-66t or equivalent. The IIC rating must be based on the system in use at the National Bureau of Standards or equivalent. Ratings obtained from other testing procedures will require adjustment to the above rating systems.
- B. In documenting wall and floor/ceiling compliance with the required sound ratings, the applicant of the residential condominium project or re must either:
 - 1. Furnish the Building Official with data based upon tests performed by a recognized and approved testing laboratory; or
 - 2. Furnish the Building Official with verified manufacturer's data on the ratings of the various wall and floor/ceiling assemblies utilized in the project.
- C. Field testing may be required for residential condominium conversions projects if the Building Official finds that it is necessary to verify the

technical data submitted.

16.85.100 Additional Development Standards

The following standards apply to both residential condominium projects and residential condominium conversion projects.

- A. All residential condominium and condominium conversion projects must comply with all applicable uniform codes as adopted the City including without limitation Fire, Building, Plumbing and Electrical.
- B. *Fire-resistive separations.* All separation between units must be one-hour fire-resistive construction as a minimum.
- C. *Energy Conservation Measures.* Roof and ceiling assemblies must meet the R-30 insulation standards. Exterior openings must be weather-stripped. New or replacement windows must meet State energy standards. Exposed heating ducts and hot water piping and hot water tanks must be insulated. Every project must include energy conservation features such as high efficiency furnaces, low flow toilets and showerheads, as determined by the Building Official per the State Energy Code.
- D. All public improvements necessary to comply with city requirements must be constructed before the final map can be approved.
- E. *Seismic Safety Report.* For residential condominium conversion projects only, a seismic safety report with recommended improvements must be provided.
- F. *Appearance.* For residential condominium conversion projects only, all main buildings, structures, fences, patio enclosures, carports, accessory buildings, sidewalks, driveways, landscaped areas irrigation systems and additional elements as required by the City Council must be refurbished and restored as necessary to achieve a high degree of appearance, quality and safety.

16.85.110 Notice - Residential Condominium Conversions

- A. Notice to the tenants within a proposed condominium or cooperative conversion must be as provided in Cal. Gov't Code § 66427.1. The subdivider is responsible for any costs involved in complying with the provisions of this division. Conversion of a mobile home park to another use will require compliance with Cal. Gov't Code § 66427.4.
- B. Written notices must also be mailed to each tenant residing in the project

not less than ten (10) days before the public hearing on the conditional use permit.

16.85.120 Right to Purchase - Residential Condominium Conversions

Pursuant to Cal. Gov't. Code § 66427.1, the subdivider must provide each tenant notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public.

16.85.130 Relocation Assistance - Residential Condominium Conversions

The subdivider must provide relocation assistance to any tenant who was a resident of the building to be converted at least sixty (60) days before the filing date of the tentative map, as well as on the date of final map approval, and who does not intend to purchase a unit. Such assistance must include the following:

- A. The subdivider must provide each tenant with a complete and current list of available rental units within a three-mile radius of the building being converted, which are comparable in size, price and amenities. This list must be provided with the 180-day notice of tenancy termination as required in Government Code § 66427.1.
- B. The subdivider must pay relocation assistance equaling the cost of three months rent, to each rental household at the time the 180-day notice of tenancy termination is given. If the tenant elects to purchase his or her unit, such relocation assistance must be applied to the cost of the unit.
- C. Any tenant over the age of 62, handicapped as defined in Cal. Health and Safety Code § 50072, disabled as defined in 42 U.S.C. § 423(d), and any successor statute or regulation, or residing with one or more minor dependent children, must be given an additional 60 days to relocate beyond the 180-day provision of the Government Code.
- D. In conversion projects of twenty-five (25) or more dwelling units, the developer must provide a relocation specialist to assist displaced tenants in finding new housing who must be on-site at least biweekly, beginning no later than fifteen (15) days after the approval of the tentative map by the city and continuing until the expiration of the tentative map or six (6) months after the approval of the final map, whichever occurs first.

16.85.140 Covenants, Conditions and Restrictions (CC&Rs)

In addition to the general requirements for CC&Rs set forth in this Chapter, the following provisions must be contained in CC&Rs for residential

condominium conversions:

- A. For the period beginning with the sale of the first unit and continuing for a period of one year after the sale of fifty percent of the units the developer must fulfill all responsibilities of the association for maintenance of all facilities that may require maintenance during this period. The expiration of this period will not limit or relieve the developer from satisfactory performance of any agreements executed with the City.
- B. The condominium must be managed by a professional manager or management firm for at least the first year following the date of the sale of the first unit.

16.85.150 Preconversion Protection - Residential Condominium Conversions

From the date of application for a permit to convert, or until relocation takes place or the application is denied or withdrawn, but in no event for more than two (2) years, no tenant can be unjustly evicted and no tenant's rent can be increased (a) more frequently than once every year nor (b) in an amount greater than the annual increase in utility costs and insurance costs, plus increased operating costs not to exceed two percent (2%) a year. This limitation will not apply if rent increases are expressly provided for in leases or contracts in existence before the filing date of the conditional use permit for the conversion.

16.85.160 Affordable Rental Units - Residential Condominium Conversions

If any of the units in the project are classified as "affordable housing" under this Code, a conditional use permit allowing for residential condominium conversion can be approved only with a condition requiring the project to have the same number and type of affordable units after conversion. Such condition will be secured with an appropriate covenant in a form approved by the City Attorney. All units subject to this affordability restriction must be owner-occupied, except as otherwise set forth in an approved affordable housing plan. Any such units that are retained by the original owner and not sold are subject to affordable rental restrictions as set forth in this Code.

16.85.170 Preservation of Low-And-Moderate Income Housing Supply - Residential Condominium Conversions

In order to reduce the effect of conversions on the City's housing supply and to minimize the displacement of tenants, the number of residential condominium conversion projects is limited as follows:

- A. The current vacancy rate for rental units within the City is not less than 2.45% percent, as determined by the most recent Community

Development Department survey, State of California Department of Finance or other reliable vacancy rate data acceptable to the City; or

- B. That mitigating circumstances exist which justify approval of the condominium conversion when the vacancy rate is lower than 2.45% percent. Consideration of mitigating circumstances must, at a minimum, include (a) that new rental units are to be constructed which will replace those to be converted. The number of replacement units will equal or exceed the number of units proposed to be converted. Replacement units will be completed and occupancy permits issued before approval of the final map for the conversion; or (b) that the conversion will help meet other city housing goals by providing a substantial percentage of its units at affordable prices and the provision of such housing opportunities outweighs any loss of rental units.

16.85.180 Required Findings - Residential Condominium Conversions

In approving a conditional use permit for a residential condominium conversion project, the Planning Commission or City Council must find that the proposed residential condominium conversion project would not adversely affect the supply and availability of rental housing in the city or within a specified area in the city and make the following findings:

- A. All provisions of this title and the Subdivision Map Act are met, including all notices required pursuant to Government Code § 66427.1;
- B. The proposed conversion is consistent with the General Plan.
- C. The proposed conversion will conform to this code, in effect at the time of tentative map approval, except as otherwise provided in this chapter;
- D. The overall design and physical conditions of the condominium conversion achieves a high degree of appearance, quality and safety; and
- E. The current vacancy rate for rental units within the City is not less than 2.45% percent except as otherwise provided in the chapter.

16.85.190 Conditions of Approval - Residential Condominium Conversions

All conditional use permits allowing residential condominium conversion projects are subject to all of the following conditions in addition to those deemed necessary by the Planning Commission or City Council:

- A. All tenants must be given a minimum of 180 days notice to vacate the premises in accordance with applicable law. Such notice does not

restrict the exercise of lawful remedies pertaining to, without limitation, tenants' default in the payment of rent or the defacing or destruction of all or part of the rented premises.

- B. The property owner must request and receive inspection of individual dwelling units from the Building Department before sale or reoccupancy of each unit.
- C. In the case of the conversion of a mobile home park to any other use, the person proposing such a change of use must file a report with the city and the tenants on the impact of the conversion upon the displaced residents of the mobile home park to be converted as provided for in Cal. Gov't Code § 65863.7. The city will have the right to require the person proposing the conversion to mitigate any adverse impacts of the conversion on the ability of the displaced residents to find adequate space in a mobile home park.

16.85.200 Capital Contributions and Warranties - Residential Condominium Conversions

Without limiting the generality of the provisions relating to conditions that may be imposed on a conditional use permit under this title, the City Council may include the following in any conditional use permit issued pursuant to this chapter:

- A. A capital contribution provided by the subdivider to the association for the deferred maintenance of the common area and the deferred maintenance or replacement of any of the elements described in the property report, which are owned or maintained by the association. The information regarding the estimated replacement cost of those elements whose useful life is less than five (5) years may be used in determining the amount of such contribution.
- B. A one-year warranty provided free of charge by the subdivider to the association for those systems described in the property report which are owned or maintained by the association. Such warranty need not cover those systems, which may be covered by a substantial capital contribution by the developer for deferred maintenance.
- C. A one-year warranty provided free of charge by the subdivider to the first purchaser of each unit on dishwashers, garbage disposals, stoves, refrigerators, hot water tanks, heating systems, and air conditioners provided therein as of the close of escrow.

16.85.210 Notice Upon Approval - Residential Condominium Conversions

- A. Written notices must be mailed to all tenants residing in the project within ten (10) days after the approval of any conditional use permit allowing a residential condominium conversion project.
- B. Such notice must state all of the conditions of approval of the conditional use permit

16.85.220 Modification of Residential Condominium Conversion Development Standards

The City Council can modify the development standards on residential condominium projects or residential condominium conversion projects through the conditional use permit if, based upon substantial evidence, the City Council finds that (a) the modification will not be materially detrimental to the proposed residents of the projects or to residents of surrounding properties; (b) the modification is not materially detrimental to public health or safety; and (c) that the modification helps implement the goals of the General Plan.

Division 2. Commercial and Industrial Condominiums and Conversions

16.85.230 Application Requirements.

All commercial and industrial condominium and cooperative or condominium and cooperative conversion projects require a conditional use permit and must comply with all provisions of the subdivision regulations of the city and the Subdivision Map Act.

16.85.240 Standards Conformance.

All commercial and industrial condominiums and cooperatives, whether being constructed or converted, must comply with the standards set forth below unless, in the opinion of the Planning Commission or City Council, the strict adherence to these standards is unreasonable or impossible and the project should still be approved for other reasons based upon substantial evidence.

- A. Unit Separation Walls. All unit separation walls must be of one-hour fire-resistive construction as a minimum.
- B. Utility Metering. All units must be separately metered for all public utilities unless findings can be made by the Planning Commission or the City Council that utility usage will be nearly uniform for all units within the project.
- C. Meter Rooms. Any meter rooms must have an outside access point,

which is available to all units without the necessity of entering another unit.

- D. Restroom Facilities. Each unit must have individual restroom facilities. If, in the opinion of the Planning Commission or City Council, such facilities cannot be provided, community restroom facilities may be provided if those facilities are available to each unit without the necessity of entering another unit.

16.85.250 Other Standards and Conditions

The project must meet all of the development standards required of properties within the zone in which the project is located as well as any other conditions which may be imposed as a part of the conditional use permit or subdivision approval.

(Ord 1169, 2007)