

Purpose and Effect

Chapter 16.01 - Enactment and Applicability

16.01.010	Authority
16.01.020	Short Title
16.01.030	Purpose
16.01.040	Terminology
16.01.050	Relationship to General Plan
16.01.060	Relationship to Other Regulations
16.01.070	Relationship to CEQA
16.01.080	Effect of this Development Code
16.01.090	Interpretation
16.01.100	Severability of Any Portion of this Development Code

Chapter 16.03 - Administration and Enforcement

16.03.010	Planning Commission Responsibilities
16.03.020	Planning Director Responsibilities
16.03.030	Building Official Responsibilities
16.03.040	City Engineer Responsibilities
16.03.050	Clarification of Ambiguity

Definitions

Chapter 16.05 - Definitions

Zoning Districts, Land Use Regulations and Development Standards

Chapter 16.07 - Establishment of Zones

16.07.010	Zones Established
16.07.020	Official Zoning Map
16.07.030	Boundary Determination
16.07.040	Prezoning of Unincorporated Lands

Chapter 16.09 - Open Space Zones

16.09.010	Purpose and Intent
16.09.020	Land Use and Permit Requirements
16.09.030	Development Standards
16.09.040	Other Applicable Regulations

Chapter 16.11 - Agricultural Zone

- 16.11.010 Purpose and Intent
- 16.11.020 Land Use and Permit Requirements
- 16.11.030 Development Standards
- 16.11.040 Keeping of Animals
- 16.11.050 Other Applicable Regulations
- 16.11.060 Reserved

Chapter 16.13 - Residential Zones

Division 1. Use Regulations

- 16.13.010 Purpose and Intent
- 16.13.020 Land Use and Permit Requirements

Division 2. Development Standards

- 16.13.030 Standards for Primary Dwellings
- 16.13.040 Accessory Buildings and Structures
- 16.13.050 Open Space Requirements in R-2, R-3, and R-4 Zones
- 16.13.060 Landscaping
- 16.13.070 Required Features
- 16.13.080 Reserved
- 16.13.090 Reserved

Division 3. Development Standards for the HR-PD Zone

- 16.13.100 Applicability
- 16.13.110 Maximum Density
- 16.13.120 Lot Area, Lot Coverage, Building Height, and the Like
- 16.13.130 Grading Regulations
- 16.13.140 Building Design
- 16.13.150 Fire Hazard Mitigation
- 16.13.160 Erosion Control
- 16.13.170 Reserved

Division 4. Second Dwelling Units

- 16.13.180 Second Unit Permit Required
- 16.13.190 Development Standards

Division 5. Special Regulations

- 16.13.200 Restrictions on Vehicle Parking
- 16.13.210 Keeping of Animals
- 16.13.220 Other Applicable Regulations
- 16.13.230 Reserved
- 16.13.240 Reserved

Division 6. Development Standards for the Mobile Home Park Zone

- 16.13.250 Purpose and Intent
- 16.13.260 State Regulation of Mobile Home Parks
- 16.13.270 Development Standards for Mobile Home Parks
- 16.13.280 Development Standards for Mobile Home Sites or Lots

16.13.290 Other Applicable Regulations
 16.13.300 Reserved

Division 7. Density Bonuses

16.13.310 Purpose and Intent
 16.13.311 Definitions
 16.13.312 Density Bonuses and Concessions – in General
 16.13.313 Determination of Bonus
 16.13.314 Construction and Location of Affordable Units
 16.13.315 Affordability
 16.13.316 Affordable Housing Density Bonus Agreement
 16.13.317 Child Care Facilities
 16.13.318 Development Concessions
 16.13.319 Parking Standards
 16.13.320 Other Development Standards
 16.13.321 Inclusionary Housing Requirements
 16.13.322 Condominium Conversions

Division 8. Inclusionary Housing

16.13.400 Purpose
 16.13.401 Definitions
 16.13.402 Inclusionary Housing Units; Applicability
 16.13.403 Plan Area Projects
 16.13.404 Exemptions
 16.13.405 Calculations for Inclusionary housing Units
 16.13.406 Plan Area Project Calculations
 16.13.407 Affordable Housing Plan
 16.13.408 Standards
 16.13.409 Performance Security for Inclusionary Housing Units
 16.13.410 In-Lieu Fees and Affordable Housing Trust Fund
 16.13.411 Eligibility Requirements for Residents
 16.13.412 Transfer of Title
 16.13.413 Deed Restrictions
 16.13.414 Refund of Fees
 16.13.415 Rental Units; Affordable Rent
 16.13.416 Growth Management Allocation
 16.13.417 Waivers; Modifications
 16.13.418 Enforcement

Chapter 16.15 - Commercial Zones

16.15.010 Purpose and Intent
 16.15.020 Land Use and Permit Requirements
 16.15.030 Development Standards
 16.15.040 Landscaping
 16.15.050 Outdoor Use and Storage
 16.15.060 Bathing and Showering Facilities
 16.15.070 Buffering Requirements
 16.15.080 Design Principles
 16.15.090 Other Applicable Regulations

Chapter 16.21 - Industrial Zones

- 16.21.010 Purpose and Intent
- 16.21.020 Land Use and Permit Requirements
- 16.21.030 Development Standards
- 16.21.040 Accessory Uses
- 16.21.050 Outdoor Use and Storage
- 16.21.060 Landscaping
- 16.21.070 Bathing and Showering Facilities
- 16.21.080 Buffering Requirements
- 16.21.090 Design Principles
- 16.21.100 Other Applicable Regulations

Chapter 16.23 - Institutional/Civic Zone

- 16.23.010 Purpose and Intent
- 16.23.020 Land Use and Permit Requirements
- 16.23.030 Development Standards
- 16.23.040 Landscaping
- 16.23.050 Other Applicable Regulations

Chapter 16.25 - Specific Plan Zone

- 16.25.010 Purpose and Intent
- 16.25.020 Specific Plan Zones Established
- 16.25.030 Minimum Requirements for Specific Plans
- 16.25.040 Compliance with Approved Specific Plan

Chapter 16.27 - Airport Zones

- 16.27.010 Purpose and Intent
- 16.27.020 Applicability
- 16.27.030 Use Restrictions
- 16.27.040 Development Standards
- 16.27.050 Special Performance Standards
- 16.27.060 Other Applicable Regulations

Chapter 16.29 - Railroad Overlay Zone

- 16.29.010 Purpose and Intent
- 16.29.020 Land Use Regulations
- 16.29.030 Additional Development Standards

Chapter 16.31 - Planned Development Overlay Zone

- 16.31.010 Purpose and Intent
- 16.31.020 Circumstances for Use of PD Overlay Zone
- 16.31.030 Application Requirements
- 16.31.040 Development Standard Modifications
- 16.31.050 Modification to Approved Plan

16.31.060 Time Limit for Use of Planned Development Permit

Chapter 16.33 - Historic Landmark Overlay Zoning Districts

16.31.010 Purpose and Intent
16.31.020 Procedures for Establishment
16.31.030 Review of Projects
16.31.040 Required Findings
16.31.050 Maintenance of Property
16.31.060 Alteration Permit
16.31.070 Consistency with Other Laws
16.31.080 Other Applicable Regulations

Standards and Regulations Applicable to All Zoning Districts

Chapter 16.40 - General Property Development Standards

- 16.40.010 Purpose and Intent
- 16.40.020 Access and Circulation
- 16.40.030 Boundary Walls
- 16.40.040 Building Height Measurement
- 16.40.050 Clear-Sight Triangle Area
- 16.40.060 Drainage and Storm Water Control
- 16.40.070 Mechanical Equipment Screening
- 16.40.080 Outdoor Sales
- 16.40.090 Property Maintenance
- 16.40.100 Recreational Vehicle Parking and Storage
- 16.40.110 Solid Waste/Recycling Receptacles and Enclosures
- 16.40.120 Substandard Lots
- 16.40.130 Through Lots
- 16.40.140 Permitted Projections into Required Setbacks
- 16.40.150 Yard Regulations

Chapter 16.42 - Performance Standards

- 16.42.010 Purpose and Intent
- 16.42.020 Air Quality
- 16.42.030 Electrical Interference
- 16.42.040 Hazardous Materials
- 16.42.050 Light and Glare
- 16.42.060 Odors
- 16.42.070 Noise

Chapter 16.44 - Fences, Walls, and Hedges

- 16.44.010 Purpose and Intent
- 16.44.020 Maximum Height
- 16.44.030 Electric, Barbed Wire, and Razor-Edged Fences
- 16.44.040 Location in Right-of-Way
- 16.44.050 Construction and Maintenance

Chapter 16.46 - Off-Street Parking and Loading

Division 1. Parking

- 16.46.010 Purpose and Intent
- 16.46.020 Applicability
- 16.46.030 Restriction on Use of Parking Facilities
- 16.46.040 Number of Parking Spaces Required
- 16.46.050 Parking Required for Additions and Remodeling of Residential Use
- 16.46.060 Shared Parking
- 16.46.070 Driveway and Access Standards - Residential Uses
- 16.46.080 Driveway and Access Standards - Nonresidential Uses

16.46.090	Driveway Slope Standards
16.46.100	Parking Standards and Dimensions
16.46.110	Residential Garages and Carports
16.46.120	Required Parking Area Improvements
16.46.130	Required Screening
16.46.140	Required Landscaping
16.46.150	Remote Parking
16.46.160	Nonconforming Parking
16.46.170	Reserved

Division 2. Loading

16.46.180	Loading Spaces Required
16.46.190	Loading Space Dimensions
16.46.200	Development Standards
16.46.210	Passenger Loading

Chapter 16.48 – Signs

16.48.010	Purpose
16.48.020	Application of this Chapter

Division 1: General Provisions

16.48.030	Definitions
16.48.040	Permit Required
16.48.050	Owner Consent Required
16.48.060	Message Substitution
16.48.070	Compliance with Applicable Law
16.48.080	Variances and Conditional Use Permits
16.48.090	Sign Classification
16.48.100	Sign Maintenance

Division 2: Prohibited Signs

16.48.110	Offsite Signs – General Prohibition
16.48.120	Movable and Temporary Signs – General Prohibition
16.48.130	Sign Construction – General Prohibitions
16.48.140	Hazardous Signs
16.48.150	Signs in Clear-Sight Triangle Area
16.48.160	Signs on Public Property
16.48.170	Wind-Activated Signs
16.48.180	Vehicle Signs
16.48.190	Animated Signs and Illuminated Signs
16.48.200	Roof Signs
16.48.210	Signs facing Residential Areas
16.48.220	Solar Energy Collection Devices

Division 3: Exempt Signs

16.48.230	Exempt Signs
-----------	--------------

Division 4: Sign Permits

16.48.240	Sign Permits
16.48.250	Fees

- 16.48.260 Additional Permit Requirements
- 16.48.270 Single Permit for Multiple, Related signs
- 16.48.280 Subsequent Permits

Division 5: Permit Applications

- 16.48.290 Application For Permit – Form And Content
- 16.48.300 Supplemental Information Required by the Director

Division 6: Action on Permit Applications

- 16.48.310 Action on Permit Application – Time for Review
- 16.48.320 Action on Permit Application – Permit Issuance
- 16.48.330 Action on Permit Application – Permit Denial
- 16.48.340 Alternative place or manner
- 16.48.350 Criteria for Permit Consideration

Division 7: Permit Conditions

- 16.48.360 General Permit Conditions – Indemnification Agreement
- 16.48.370 Time Limit
- 16.48.380 Display of Sign Permit Number Required
- 16.48.390 Subsequent Conditions
- 16.48.400 Permit Revocation

Division 8: Appeals

- 16.48.410 Right of Administrative Review
- 16.48.420 Time for Administrative Review
- 16.48.430 Commencement of Administrative Review
- 16.48.440 Administrative Review
- 16.48.450 Additional Appeals
- 16.48.460 Expedited Review

Division 9: Master Sign Plan

- 16.48.470 Master Sign Plan – When required
- 16.48.480 Permit Required
- 16.48.490 Findings
- 16.48.500 Revisions to Master Sign Plans

Division 10: Calculation of Sign Area and Height

- 16.48.510 Calculation of Sign Area and Height
- 16.48.520 Design Criteria

Division 11: Temporary Signs

- 16.48.530 Temporary Signs – General Requirements
- 16.48.540 Temporary Freestanding Signs – Where Permitted
- 16.48.550 Temporary Freestanding Signs – Number and Time Limits
- 16.48.560 Temporary Freestanding Signs – Height, Area, Location, and Illumination
- 16.48.570 Temporary Signs – Special Events
- 16.48.580 Temporary Signs – Limited Special Event Parking Lot Sales
- 16.48.590 Temporary Signs – Lot and Sidewalk Sales
- 16.48.600 Temporary Signs – Removal Requirements

Division 12: Dealership Signs

- 16.48.610 Dealership Signs

Division 13: Regulations by Zone

- 16.48.620 Transferability of Signage Rights
- 16.48.630 Agricultural, Open Space, and Residential-Agriculture Zones
- 16.48.640 Residential Zones
- 16.48.650 General Prohibitions
- 16.48.660 Commercial Zones
- 16.48.670 Industrial Zones

Division 14: Nonconforming Signs

- 16.48.680 Abatement Requirements
- 16.48.690 Continuation and Maintenance
- 16.48.700 Restrictions on Existing Signs
- 16.48.710 Abatement Schedule
- 16.48.720 Noncompliance Unlawful
- 16.48.730 Compliance Required for Building Permit Issuance
- 16.48.740 Inventory

Division 15: Sign Removal

- 16.48.750 Unsafe signs
- 16.48.760 Illegal signs
- 16.48.770 Legal nonconforming signs - special circumstances
- 16.48.780 Abatement of signs

Chapter 16.50 - Antennas & Other Telecommunication Facilities

- 16.50.010 Purpose
- 16.50.020 Definitions
- 16.50.030 Applicability
- 16.50.040 Distances
- 16.50.050 Regulations for Both Major and Minor Wireless Communication Facilities
- 16.50.060 Application Requirements and Procedures
- 16.50.070 General Development Requirements
- 16.50.080 Setback Requirements and Guidelines
- 16.50.090 Required Findings for All Wireless Facilities
- 16.50.100 Additional Regulations for Minor Facilities
- 16.50.110 Additional Regulations for Major Facilities
- 16.50.120 Additional Design Requirements
- 16.50.130 Public Property Facilities
- 16.50.140 Appeal or Review and Notices
- 16.50.150 Reservation of Right to Review Permits
- 16.50.160 Facility Removal

Chapter 16.52 - Swimming Pools

- 16.52.010 Purpose and Intent
- 16.52.020 Permitted Location
- 16.52.030 Fences and Gates
- 16.52.040 Decks

16.52.050 Other Applicable Regulations

Standards for Specific Land Uses

Chapter 16.54 - Adult Business and Entertainment Enterprises (Pending)

Chapter 16.56 - Amusement Arcades

16.56.010 Development Standards and Use Conditions
16.56.020 Existing Businesses

Chapter 16.58 - Alcoholic Beverage Sales

16.58.010 Development Standards and Use Conditions
16.58.020 Existing Businesses
16.58.030 Temporary Alcohol Sales

Chapter 16.60 - Child Care Facilities

16.60.010 Development Standards and Use Conditions
16.60.020 Child Care Centers
16.60.030 Small Family Daycare Homes
16.60.040 Large Family Daycare Homes

Chapter 16.62 – Assembly Halls

16.62.010 Definitions.
16.62.020 Compliance with Permit Requirements
16.62.030 Parking Requirements
16.62.040 Compatibility with Surrounding Uses

Chapter 16.64 - Community Care Facilities

16.64.010 Definitions.
16.64.020 CUP Required.
16.64.030 Findings Required.

Chapter 16.66 - Drive-through Facilities

16.66.010 Intent and Purpose
16.66.020 Development Standards and Conditions

Chapter 16.68 - News racks

16.68.010 Purpose

Division 1 – General Provisions

- 16.68.020 Definitions.
- 16.68.030 Administration.
- 16.68.040 Prohibitions
- 16.68.050 Encroachment Permits
- 16.68.060 Notices
- 16.68.070 Fees

Division 2 – Permits

- 16.68.080 Application Form and Content
- 16.68.090 Change in Application Information
- 16.68.100 Time for Reviewing Application
- 16.68.110 Permit Denial
- 16.68.120 Notice of Denial
- 16.68.130 Expedited Review
- 16.68.140 Term; Renewal
- 16.68.150 Uniform Newsracks

Division 3 – Permit Conditions; Newsrack Regulations

- 16.68.160 Permit Conditions
- 16.68.170 Installation Requirements
- 16.68.180 Prohibited Areas
- 16.68.190 Maintenance
- 16.68.200 Harmful Matter

Division 4 – Appeals

- 16.68.210 Right of Administrative Review
- 16.68.220 Time For Administrative Review
- 16.68.230 Commencement of Administrative Review.
- 16.68.240 Administrative Review
- 16.68.250 City Manager Decision Final

Division 5 – Enforcement

- 16.68.260 Minor Violations
- 16.68.270 Notice of Hearing for Newsrack Removal
- 16.68.280 Hearing Procedure.
- 16.68.290 Compliance with Removal Order
- 16.68.300 Recovering City Expenses
- 16.68.310 Emergency Removal
- 16.68.320 Abandonment; Disposal
- 16.68.330 Enforcement
- 16.68.340 Liability for Fines

Division 6 – Preexisting Newsracks

- 16.68.350 Existing Newsracks

Chapter 16.70 - Recycling Facilities

- 16.70.010 Permits Required
- 16.70.020 Permits for Multiple Sites
- 16.70.030 Criteria and Standards - Small Collection Facilities

- 16.70.040 Criteria and Standards - Reverse Vending Machines
- 16.70.050 Criteria and Standards - Large Collection Facilities
- 16.70.060 Criteria and Standards - Processing Facilities

Chapter 16.72 - Service Stations

- 16.72.010 Purpose and Intent
- 16.72.020 Conditional Use Permit Applicability and Requirements
- 16.72.030 Permitted Uses, Activities, and Services
- 16.72.040 Location
- 16.72.050 Development Standards
- 16.72.060 Signage
- 16.72.070 Conflict of Development Standard Provisions

Chapter 16.74 - Vending Machines

- 16.74.010 Conditional Use Permit Required
- 16.74.020 Number Permitted
- 16.74.030 Restrictions on Location
- 16.74.040 Other Conditions

Chapter 16.76 - Yard and Garage Sales

Subdivisions

Chapter 16.80 – Subdivision Regulations

Division 1. General Provisions

- 16.80.010 Purpose and Intent.
- 16.80.020 Definitions.
- 16.80.030 Applicability and Exemptions.
- 16.80.040 Modification of Requirements.
- 16.80.050 Maps Required.
- 16.80.060 Fees and deposits.
- 16.80.070 Plan checking and inspection costs for revisions.

Division 2. Tentative Maps

- 16.80.080 Application Requirements.
- 16.80.090 Filing and Initial Review
- 16.80.100 Notifying other Agencies
- 16.80.110 School district notification.
- 16.80.120 Development Review
- 16.80.130 Planning Commission Review and Action
- 16.80.140 City Council Review and Action
- 16.80.150 Time Limit for Taking Action
- 16.80.160 Required Findings
- 16.80.170 Mandatory Denial.
- 16.80.180 Additional Findings for Denial.
- 16.80.190 Denials under California Land Conservation Act of 1965.

- 16.80.200 Conditions of Approval
- 16.80.210 Finality of Action
- 16.80.220 Changes to an Approved tentative map or Conditions
- 16.80.230 Expiration and Extensions of Time

Division 3. Vesting Tentative Maps

- 16.80.240 Applicability
- 16.80.250 Application Requirements
- 16.80.260 Processing Vesting Tentative Maps.
- 16.80.270 Finality of Action
- 16.80.280 Development Rights Vested
- 16.80.290 Expiration of Vested Rights on Recorded Map
- 16.80.300 Building Permit Applications and Vested Rights

Division 4. Parcel Maps

- 16.80.310 When Required
- 16.80.320 Waiver of Parcel Map
- 16.80.330 Parcel Map Waivers - Application and Processing
- 16.80.340 Parcel Map Waivers - Required Findings
- 16.80.350 Parcel Map Waivers - Certificate of Compliance
- 16.80.360 Parcel Map Waivers - Time Expirations and Extensions
- 16.80.370 Parcel Map Filing Requirements
- 16.80.380 Review of Parcel Map
- 16.80.390 Parcel Maps - City Council Action
- 16.80.400 Recordation of Parcel Map - Effect

Division 5. Final Maps

- 16.80.410 Final Map - Time for Filing
- 16.80.420 Survey required.
- 16.80.430 Final Map - Form and Content
- 16.80.440 Approval by City Council.
- 16.80.450 Final Map Recordation
- 16.80.460 Circumstances under which Corrections and Amendments Can Be Made
- 16.80.470 Additional Circumstances

Division 6. Certificates of Compliance

- 16.80.480 Filing
- 16.80.490 Review of Application and Decision
- 16.80.500 Conditional Certificate of Compliance
- 16.80.510 Effect of Conditional Certificate of Compliance
- 16.80.520 Information Required on Certificate of Compliance
- 16.80.530 Certificates of Compliance for Multiple Parcels

Division 7. Lot Line Adjustments

- 16.80.540 Filing
- 16.80.550 Review and Processing
- 16.80.560 Action
- 16.80.570 Finalization of Adjustment

Division 8. Reversion To Acreage

- 16.80.580 Initiation

- 16.80.590 Filing
- 16.80.600 Processing
- 16.80.610 City Council Action
- 16.80.620 Required Findings
- 16.80.630 Finality of Action

Division 9: Mergers

- 16.80.640 Conditions Under Which a Merger Can Be Required
- 16.80.650 Notice of Intention to Merge Parcels
- 16.80.660 Planning Commission Review and Action
- 16.80.670 Determination When No Hearing Is Requested
- 16.80.680 Finality of Action

Division 10. Condominium Conversions

- 16.80.690 Applicability
- 16.80.700 Filing and Processing
- 16.80.710 Completion of Conversion

Division 11. Subdivision Improvement

- 16.80.720 Conformance with City Plans and Standards
- 16.80.730 Connections to Existing Streets
- 16.80.740 Subdivision Access to Public Street
- 16.80.750 Parcel Access
- 16.80.760 Private Streets
- 16.80.770 Street Design and Improvement
- 16.80.780 Alleys
- 16.80.790 Drainage
- 16.80.800 Lot Patterns
- 16.80.810 Grading and Use of Natural Topography
- 16.80.820 Sidewalks, Parkways and Trails
- 16.80.830 Street Lighting
- 16.80.840 Improvements - General
- 16.80.850 Streets
- 16.80.860 Drainage Facilities
- 16.80.870 Undergrounding of Utilities
- 16.80.880 Water and Sewer Service
- 16.80.890 Landscaping
- 16.80.900 Utility Easements
- 16.80.910 Cable access.
- 16.80.920 Monuments
- 16.80.930 Supplemental Improvements
- 16.80.940 Security and Agreements
- 16.80.950 Securities and Special Assessments
- 16.80.960 Right-of-way Dedication
- 16.80.970 Parkland Dedication and Fees
- 16.80.980 Bicycle Paths and Trails
- 16.80.990 Transit Facilities

Division 12. Fees

- 16.80.991 Bridge and major thoroughfare fees.
- 16.80.992 Supplement size, capacity or number required.

16.80.993	Reimbursement agreement.
16.80.994	Method of reimbursement.
16.80.995	Reimbursement for drainage and sanitary sewer facilities.
16.80.996	Reimbursement for bridges or major thoroughfares.
16.80.997	Fees Established by Resolution
16.80.998	Payment of Fees Required
16.80.999	In-Lieu Considerations

Condominiums and Conversions

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

GRADING AND EROSION CONTROL

Chapter 16.96 - Grading Permits

- 16.96.010 Purpose and Intent
- 16.96.020 Applicability
- 16.96.030 Grading Permit Required
- 16.96.040 Grading Permit Application
- 16.96.050 Grading Permit Issuance and Conditions
- 16.96.060 Performance Security
- 16.96.070 Time Limits and Extensions
- 16.96.080 Inspections During Grading Operations
- 16.96.090 Inspections and Final Report

Chapter 16.97 - Grading Regulation

- 16.97.010 Excavations
- 16.97.020 Fills
- 16.97.030 Slope Setbacks
- 16.97.040 Grading Designation and Inspection
- 16.97.050 Reports and Statements, Engineered Grading

Chapter 16.98 - Hillside Grading Practices

- 16.98.010 Purpose and Applicability
- 16.98.020 Use of Natural Topography
- 16.98.030 Ridgeline Preservation
- 16.98.040 Roadways and Driveways
- 16.98.050 Location of Building Pads
- 16.98.060 Manufactured Slopes

Chapter 16.99 - Drainage, Erosion, and Dust Control

- 16.99.010 Purpose and Applicability
- 16.99.020 Slope Protection and Graded Surface Revegetation
- 16.99.030 Protection of Trees During Grading
- 16.99.040 Protection of Watercourses and Wetlands
- 16.99.050 Drainage Provisions
- 16.99.060 Erosion and Stormwater Control
- 16.99.070 Dust Prevention and Control Provisions

SURFACE MINING AND RECLAMATION

Chapter 16.100 - General Provisions

- 16.100.010 Purpose and Intent
- 16.100.020 Definitions
- 16.100.030 Exempt Activities

Chapter 16.102 - Permit and Reclamation Plan

- 16.102.010 Conditional Use Permit and Reclamation Plan Required
- 16.102.020 Annual Report Required
- 16.102.030 Compliance with State Mining and Reclamation Act
- 16.102.040 Performance Bond
- 16.102.050 Periodic Inspection
- 16.102.060 Amendments to Conditional Use Permits and Reclamation Plans

Chapter 16.104 - Regulations for Operation of Surface Mine

- 19.104.010 Access and Circulation
- 19.104.020 Performance Standards
- 19.104.030 Fencing and Signage
- 19.104.040 Removal of Buildings and Equipment

GROWTH MANAGEMENT

Chapter 16.106 - Growth Management

- 16.106.010 Purpose and Intent
- 16.106.020 Application and Exceptions
- 16.106.030 Regulations by Resolution
- 16.106.040 Time Limits
- 16.106.050 Other Applicable Regulations

Chapter 16.108 - Transportation Demand Management

- 16.108.010 Purpose and Intent
- 16.108.020 Applicability
- 16.108.030 Transportation Demand and Trip Reduction Measures
- 16.108.040 Review of Transit Impacts
- 16.108.050 Monitoring and Enforcement
- 16.108.060 Definitions

NONCONFORMITIES

Chapter 16.110 - Nonconformities

- 16.110.010 Purpose and Intent
- 16.110.020 Establishment of Nonconforming Status
- 16.110.030 Nonconforming Uses – Continued Use After Damage or Destruction
- 16.110.040 Nonconforming Use – Voluntary Demolition of Structure
- 16.110.050 Nonconforming Use – Lack of Conditional Use Permit
- 16.110.060 Nonconforming Use – Allowed only By Conditional Use Permit
- 16.110.070 Continuation and Maintenance
- 16.110.080 Nonconforming Status Tied To Property

16.110.090	Abatement
16.110.100	Nonconforming Uses – Allowable Changes
16.110.110	Abandonment
16.234.130	Nonconforming Structures – Generally
16.110.130	Nonconforming Structures – Reconstruction of Multi-Family Residential Structures
16.110.140	Nonconforming Structures – Reconstruction of Single-Family Dwellings and Non-Residential Structures
16.110.150	Nonconforming Fences and Walls
16.110.160	Historic Properties
16.110.170	Nonconforming Lot
16.110.180	Nonconformity Abatement - Notice
16.110.190	Public Hearing
16.110.200	Findings and Decisions
16.110.210	Appeals
16.110.220	Extension of Time
16.110.230	City Removal

ADMINISTRATION OF THE DEVELOPMENT CODE

Chapter 16.200 - General Provisions

16.200.010	Purpose and Intent
16.200.020	Type of Review Procedures in Effect
16.200.030	Review Bodies Established
16.200.040	Purpose and Responsibilities of the Review Bodies

Chapter 16.202 - Applications, Processing, Filing, and Fees

16.202.010	Application Materials
16.202.020	Requirements for Complete Application
16.202.030	Application Review and Processing
16.202.040	Concurrent Applications
16.202.050	Environmental Review
16.202.060	Fees
16.202.070	Performance Security
16.202.080	Application Denial - Reapplication
16.202.090	Concurrent Expiration of Permits

Chapter 16.204 - Public Hearings

16.204.010	Noticing
16.204.020	Evidence of Notice
16.204.030	Failure to Send Notice
16.204.040	Hearing Procedures

Chapter 16.206 - Appeals and Revocations

Division 1. Appeals

16.206.010	Jurisdiction and Authorization
16.206.020	Time Limit for Filing an Appeal

16.206.030	Stay of Proceedings
16.206.040	Form for Filing
16.206.050	Processing of Appeals
16.206.060	Review by City Council
16.206.070	Findings
16.206.080	Noticing Requirements

Division 2. Revocations

16.206.090	Right of Revocation
16.206.100	Procedures
16.206.110	Findings
16.206.120	Reserved

Chapter 16.208 - Development Code Amendments

16.208.010	Purpose and Intent
16.208.020	Initiation
16.208.030	Proceedings - Planning Commission
16.208.040	Proceedings - City Council
16.208.050	Findings Required

Chapter 16.210 - Zone Change

16.210.010	Purpose and Intent
16.210.020	Initiation
16.210.030	Proceedings - Planning Commission
16.210.040	Proceedings - City Council
16.210.050	Findings Required

Chapter 16.212 - General Plan Amendments

16.212.010	Purpose and Intent
16.212.020	Initiation
16.212.030	Proceedings - Planning Commission
16.212.040	Proceedings - City Council
16.212.050	Findings Required

Chapter 16.214 -Agricultural Preserves and Land Conservation Contract Actions

16.214.010	Purpose
16.214.020	Definitions
16.214.030	Relationship to Other Laws
16.214.040	Criteria for Establishing, Disestablishing or Altering Agricultural Preserves
16.214.050	Land Owner Proposals to Establish, Disestablish, or Alter an Agricultural Preserve
16.214.060	Notice and Hearing Requirements
16.214.070	Recording Revised Agricultural Preserve Map
16.214.080	Application Process and Fees – Conservation Contracts
16.214.090	Report to City Council
16.214.100	Criteria for Evaluating Land Conservation Contract Applications
16.214.110	Recording of Contract

16.214.120	General
16.214.130	Compatible Uses – Agricultural Use Contracts
16.214.140	Compatible Uses – Open Space Use Contracts
16.214.150	Compatible Uses – Compatible Use Determination
16.214.160	General Provisions
16.214.170	Notice of Nonrenewal
16.214.180	Contract Cancellation
16.214.190	Contract Compliance Monitoring
16.214.200	Contract Violations
16.214.210	Judicial Relief

Chapter 16.216 - Specific Plans

16.216.010	Purpose and Intent
16.216.020	Initiation
16.216.030	Pre-application Conference Required
16.216.040	Applicability and Minimum Requirements for Specific Plan Application
16.216.050	Preparation and Content
16.216.060	Proceedings - Planning Commission
16.216.070	Proceedings - City Council
16.216.080	Findings Required
16.216.090	Amendments to an Approved Specific Plan

Chapter 16.218 - Conditional Use Permits

16.218.010	Purpose and Intent
16.218.020	Initiation
16.218.030	Proceedings
16.218.040	Required Findings
16.218.050	Additional Findings for Specified Uses
16.218.060	Conditions of Approval
16.218.070	Conditional Use Permit Attached to the Property
16.218.080	Suspension and Revocation
16.218.090	Time Limit for Implementing Conditional Use Permit

Chapter 16.220 - Variances

16.220.010	Purpose and Intent
16.220.020	Initiation
16.220.030	Proceedings
16.220.040	Required Findings
16.220.050	Variance Attached to the Property
16.220.060	Revocation
16.220.070	Time Limit for Implementing Variance

Chapter 16.222 - Minor Modifications

16.222.010	Purpose and Intent
16.222.020	Initiation
16.222.030	Proceedings
16.222.040	Findings

- 16.222.050 Approval Attached to the Property
- 16.222.060 Revocation
- 16.222.070 Time Limit for Using Minor Modification Approval

Chapter 16.224 - Zoning Clearance

- 16.224.010 Purpose and Intent
- 16.224.020 Applicability
- 15.224.030 Proceedings
- 16.224.030 Record of Decision

Chapter 16.226 - Design Review

- 16.226.010 Purpose and Intent
- 16.226.020 Applicability
- 16.226.030 Design Review Committee
- 16.226.040 Plans and Drawings to be Submitted
- 16.226.050 Proceedings
- 16.226.060 Effective Date of Decision
- 16.226.070 Time Limit for Implementing Design Review Approval

Chapter 16.227 – Second Unit Permit

- 16.227.010 Purpose and Intent
- 16.227.020 Initiation
- 16.227.030 Proceedings
- 16.227.040 Conditions of Approval

Chapter 16.228 - Temporary Use Permit

- 16.228.010 Purpose and Intent
- 16.228.020 Initiation
- 16.228.030 Proceedings
- 16.228.040 Conditions of Approval
- 16.228.050 Bonds May be Required
- 16.228.060 Specific Conditions for Specific Uses
- 16.228.070 Signage for Temporary Events

Chapter 16.230 - Home Occupation Permit

- 16.230.010 Purpose and Intent
- 16.230.020 Initiation
- 16.230.030 Proceedings
- 16.230.040 Prohibited Home Occupations
- 16.230.050 Conditions of Approval
- 16.230.060 Home Occupation Performance Standards
- 16.230.070 Revocation
- 16.230.080 Fines and Penalties

Chapter 16.232 - Tree Removal Permit (Pending)

Chapter 16.234 - Development Agreements

- 16.234.010 Purpose and Intent
- 16.234.020 Initiation
- 16.234.030 Applicability
- 16.234.040 Contents of Development Agreement
- 16.234.050 Proceedings - Planning Commission
- 16.234.060 Proceedings - City Council
- 16.234.070 Findings and Adoption
- 16.234.080 Recordation
- 16.234.090 Amendment or Cancellation
- 16.234.100 Periodic Review
- 16.234.110 Separate Procedure
- 16.234.120 Effect of Development Agreement
- 16.234.130 Construction

Chapter 16.236 - Annexations

- 16.236.010 Purpose and Intent
- 16.236.020 Relationship to Other Laws
- 16.236.030 Definitions
- 16.236.040 Initiation
- 16.236.050 Annexation Procedures
- 16.236.060 Pre-application Conference Required
- 16.236.070 Preparation and Content
- 16.236.080 School Agreement.
- 16.236.090 Infrastructure Improvement Description.
- 16.236.100 Planning Commission Review and Action
- 16.236.110 City Council Review and Action
- 16.236.120 City Council Findings Required
- 16.236.130 Proceed to LAFCO

Chapter 16.237 - 81 Acre Initiative Implementation

- 16.237.010 Purpose
- 16.237.020 Administration of Chapter
- 16.237.030 Definitions
- 16.237.040 Applicability
- 16.237.050 Exemptions
- 16.237.060 Environmental Assessment
- 16.237.070 One Vote Required
- 16.237.080 Sunset Clause