Series B Code Amendments
PL 21-3167

Planning Commission

January 11, 2022

Series B – Section 2

- Problem: The sign code has two competing regs.
  - One section says all address signs are exempt
  - One section says only address signs under 12” are exempt
- Solution: Any address sign over 12 inches will be considered a sign.



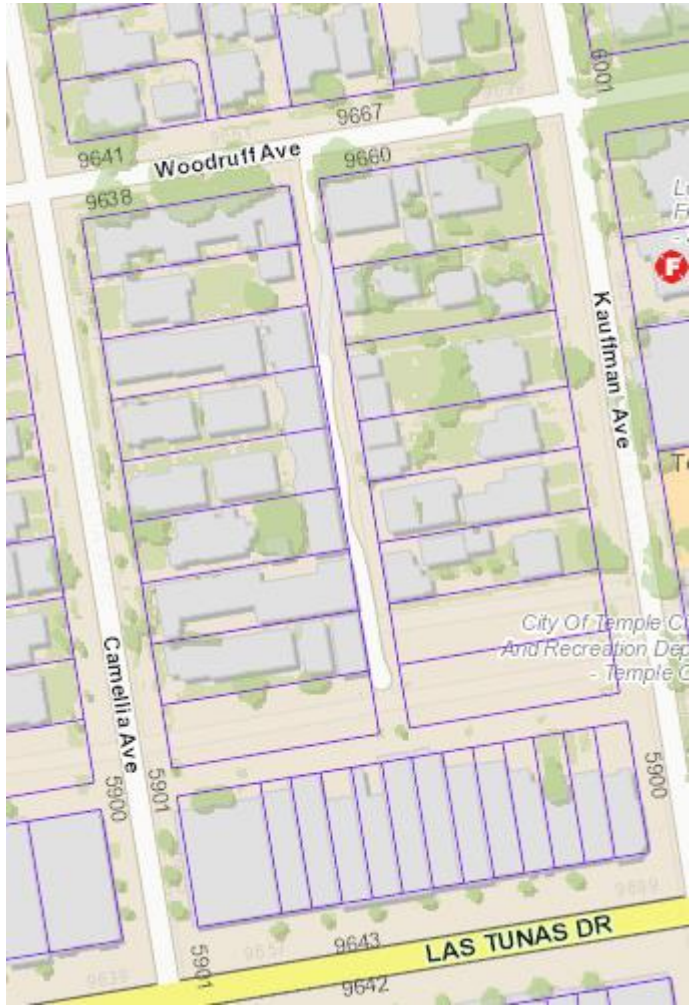
Series B – Section 3

- Problem: The non-conforming code related to multi-family uses does not align with the government code
- Solution: Update the code to reflect government code
  - Lawfully created multi-family uses can be reconstructed, if involuntarily destroyed
  - Cannot expand the size or number of units
  - Building permit must be issued within 2 years

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Series B – Section 4

- Problem: Alley access is required for non-residential uses, but not residential uses
- Solution: Change code to state residential uses must use alley access. Director can grant relief.





Series B – Sections 5-11

- Problem: Section 9-1C-6.F refers to temporary uses. But, the land use tables don't reference these uses.
- Solution: Update all land use tables to reference temporary uses
  - Garage sales
  - Seasonal sales
  - Storage containers i.e. Pods
  - Construction trailers







Section 5-11, Continued

R-1 Zone – Land Use Table

Land Uses or Activities	R-1	Notes/Reference
Family daycare homes	A	
Garage Sales	T	9-1C-6.F
Storage Containers Delivered to a Home (Pods)	T	9-1C-6.F
Temporary On-Site Construction Yards and Trailers	T	9-1C-6.F

Series B – Sections 5-7 & 20

- Problem:
  - City code is not up to date with SB 234.
  - Allow in all residential zones as an accessory use, no CUP
- Solution:
  - Combine large & small family home daycare into one category, “family daycare homes”



Series B – Sections 8-11

- Problem: The public needs additional clarity on the City's prohibition on public storage
- Solution: Update land use tables to clarify that public storage is prohibited



Series B – Section 9

- Define small assembly uses as office uses
- Unit must be less than or equal to 750 sq ft
- Only applies to commercial districts
- Aligns with the building code

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Series B – Section 12

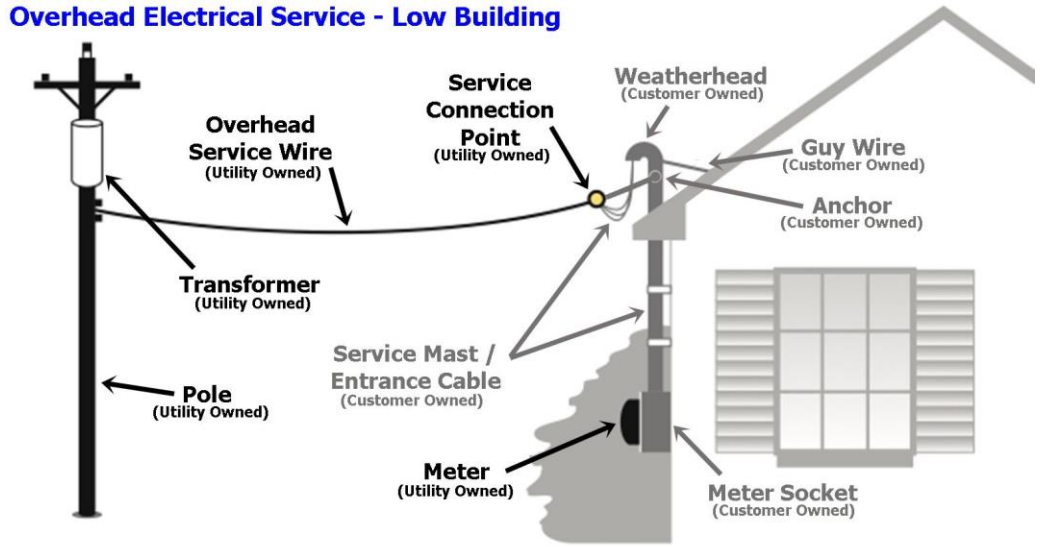
- Problem: The code's regulations on accessory structures is confusing.
- Solution: Add a table to clarify setback on accessory structures

Table 9-1G-3.2 Setbacks for R-1 Accessory Structures			
	Side Yard Setback	Street Side Yard Setback	Rear Setback
ADUs	See Section 9-1T-13		
Garages*	5 feet	20 feet	5 feet
Swimming pools and spas	5 feet	10 feet	5 feet
Other accessory structures	5 feet	10 feet	5 feet

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Series B – Section 13

- Problem: New development using a non-discretionary process can avoid the City's policy that utilities must be placed underground.
- Solution: Require new single-family houses to underground utilities. Director can provide relief.



Series B – Section 14

- Problem: New development using a non-discretionary process can avoid the City's condition to repair and improve the public right of way.
- Solution: Require new development to repair or improve the public right of way.



Series B – Section 15

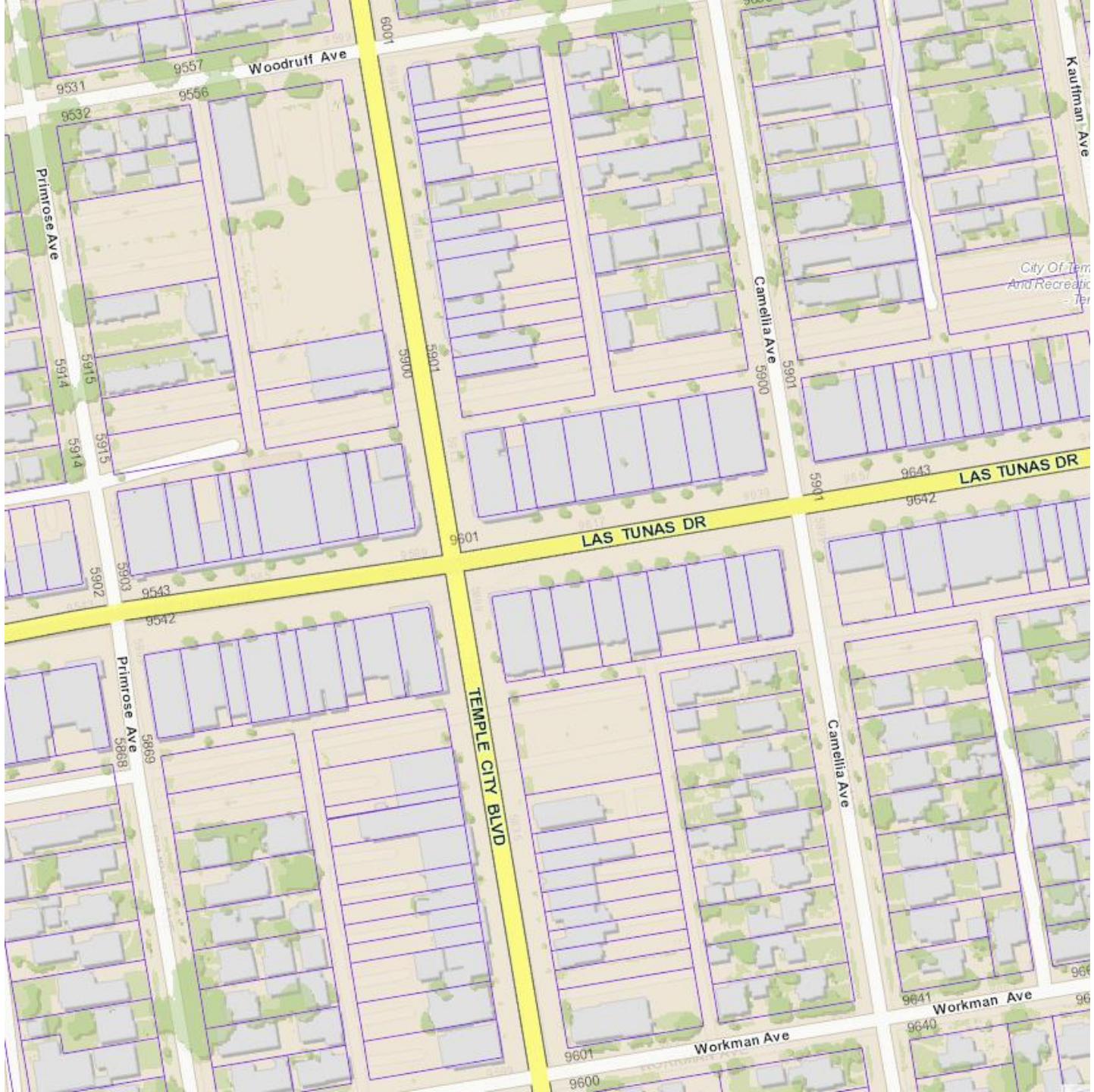
- Problem: The Zoning Code does not provide a max. lot coverage figure for non-mixed use buildings in Mixed-use zones.
- Solution: Set lot coverage standards for non, mixed-use buildings in the Mixed-Use zones.

Table 9-1H-3
Development Standards for Mixed-Use Zone Districts

	MU-L		MU-M	
Development Standards	Min.	Max.	Min.	Max.
Lot Size and Coverage				
Lot Coverage, ~~All buildings~~ Mixed-Use	50%	80%	60%	90%
Lot Coverage, Non-Residential	None	50%	None	90%
Lot Coverage, Multi-Family Residential	See R-3 zone			
Lot Coverage, Single-Family Residential	See R-1 zone			

Series B – Section 16

- Problem: Property owners can subdivide units so one unit faces Las Tunas and the other the parking lot.
- Solution:
  - Prohibit tenant subdivisions where one tenant only has access to the public street and another tenant has access only to parking in the rear.
  - Keeps Las Tunas Drive and Temple City Boulevard the main entrance to buildings, helps create economic vibrancy


Woodruff Ave
Primrose Ave
Camelia Ave
Kauffman Ave
LAS TUNAS DR
TEMPLE CITY BLVD
Workman Ave
9531
9532
9556
9557
6001
5900
5901
5902
5903
5914
5915
9543
9542
9601
9643
9642
5868
5869
9641
9640
9600

Series B – Sections 17-19

- Problem: Changes to the Crossroads Specific Plan regarding minimum unit size do not apply to other commercial zones
- Solution:
  - Sets a minimum unit size of 800 square feet
  - Sets a minimum width of 25 feet

Series B – Section 20

- Problem: No clear definition for a day spa. City Code requires a CUP for day spas, but not beauty shops or nail salons.
- Solution: Define a day spa as…

> A business engaged in a mixture of personal services such as haircuts, hair treatments, manicures, pedicures, facials, waxing, and skin treatments rendered by licensed professionals such as manicurists, aestheticians, makeup artists, hairstylists, and other related health and beauty professionals. Day spas differ from beauty shops and nail shops by having separate or private rooms. A day spa may offer incidental massage therapy per sections 5-2-E and 9-1T-12 of this Code.

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Series B – Section 20 (continued)

- Problem: Provides clarity between a convenience store and grocery store. Convenience stores do not require a CUP; grocery stores require a CUP.
- Solution: Define a convenience store as…

  A retail store that sells limited grocery, food, and dry goods. A convenience store may or may not include gasoline sales. Convenience stores are generally less than 3,000 square feet in floor area and function as a quick service, limited item retail outlet for convenience purposes. Convenience stores are distinct from a grocery store and are classified as 'Retail sales' in the land use and permit requirement tables.

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Series B – Section 21

- Problem: Two rules from the prior code were inadvertently removed.
- Solution: Add in the following rules,
    1. Limit oversized vehicles from parking at a residential property for no more than 30 minutes.
    2. Prohibit parking in corner side yard unless the area is a driveway leading to a garage or legal parking area.





Series B – Section 22

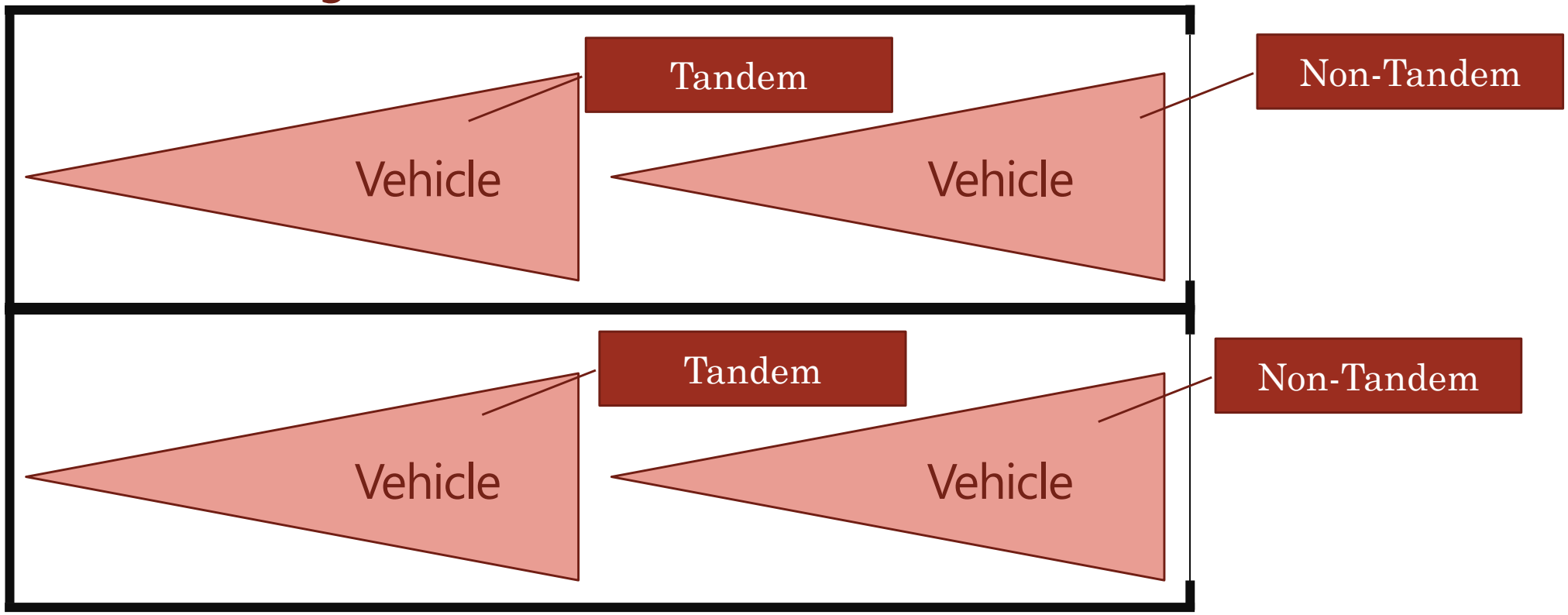
- Problem: Our code errantly requires the micro-chipping of cats.
- Solution: Remove this requirement from the code.

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Series B – Section 23

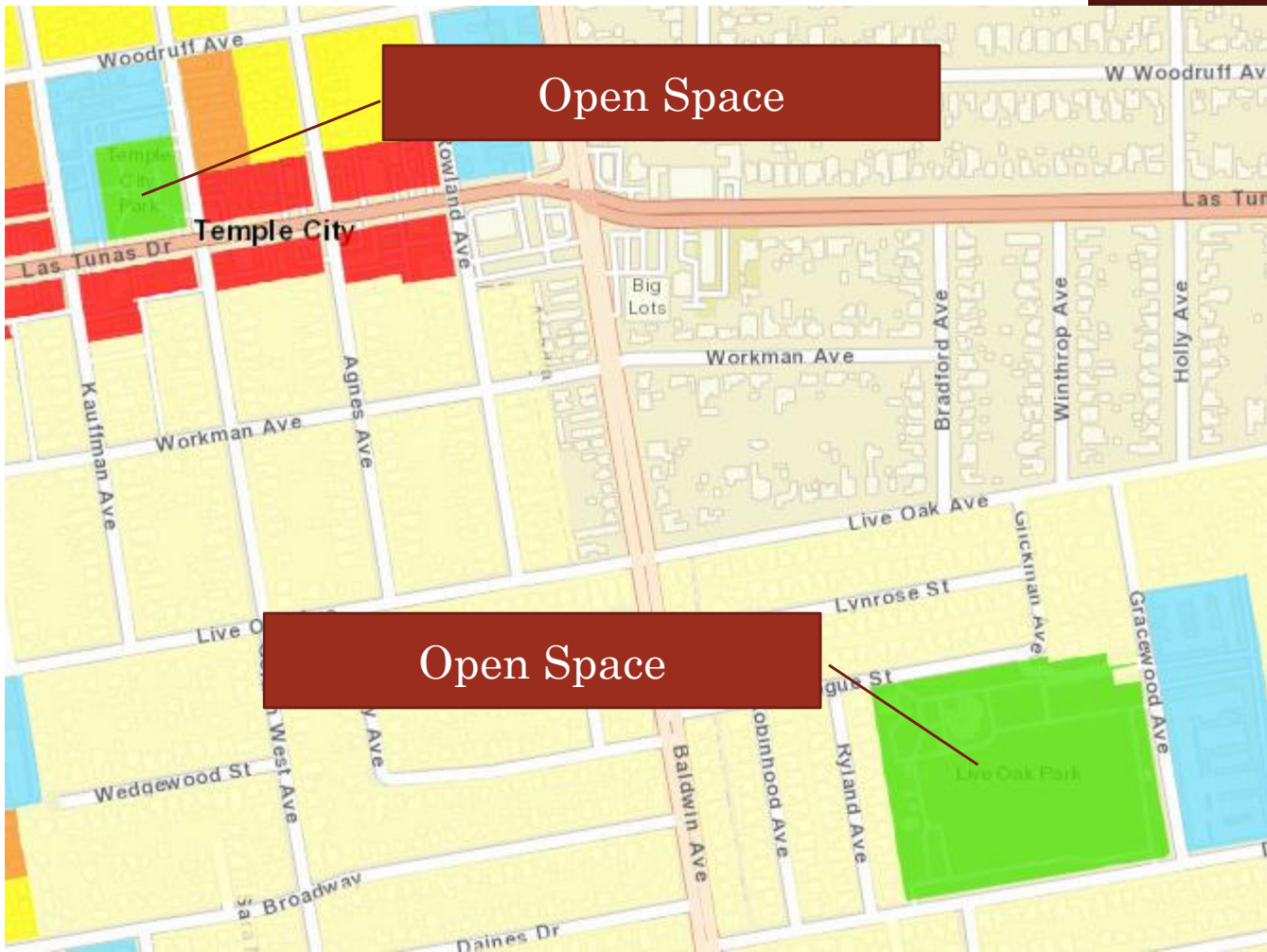
- Problem: The code limit tandem parking to 30 percent. The code is unclear which spaces are considered tandem.
- Solution: Clarify that the parking space which is accessible without moving a vehicle is not defined as tandem.

Tandem Parking



Series B – Sections 24-26

- Murals: Expand the allowance of murals to areas designated as Open Space in the General Plan Land Use Diagram. This coincides with a recent request to paint a mural at Live Oak Park and Primrose Park.



Series B – Section 27

- Problem: In some rare instances a commercial unit might not require any parking.
- Solution: Set a minimum of 1 parking space per unit for small commercial units.

Series B – Section 28

- Problem: In the R-1 zone the standards table does not match the related text regarding FAR.
- Solution: Update to note that FAR applies to the whole of a two-story structure and that the front yard floor area ratio is applied to one- and two-story buildings.

Recommendation

The Planning Commission is requested to:

Adopt the attached resolution recommending that the City Council adopt Ordinance 22-1060.

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