
SUBCHAPTER 153.120 – STANDARDS FOR SPECIFIC LAND USES AND ACTIVITIES



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PART 1 – Adult-Oriented Businesses**§ 153.120.010 – Intent and Purpose**

Adult-oriented businesses are regulated by chapter 124 of this code. The purpose of regulating adult-oriented businesses is to guard against the known adverse effects such businesses can have on the community and the neighborhoods in which they are located, including conditions of blights, crime and perceived and real threats to public health, safety, morals and general welfare. The provisions contained in this subchapter shall be used together with chapter 124 to prevent the concentration of such businesses and to ensure that any such use operates in a manner that minimizes potentially adverse effects on surrounding properties.

§ 153.120.020 – Permit Requirements

To establish and operate an adult entertainment business or adult entertainment enterprise, a special business permit, obtained pursuant to the requirements of chapter 124 of this code is required. This requirement shall apply to all new and existing adult businesses.

§ 153.120.030 – Location Requirements

- A. **Allowable zones and distances.** No adult-oriented business shall be established, located or operated in any zone in the city other than the I (Industrial) and I-C (Industrial-Commercial) zones and only when within the ascribed distances of the certain specified land uses or zones as set forth here.
 - 1. No such business shall be established or located within 1,000 feet from any existing legal or legal nonconforming residential zone or use, unless separated

from the residential zone or use by a major freeway (Interstate 10 or State Highway 605) or by a right-of-way at least 100 feet in width.

2. No such business shall be established or located within 1,000 feet from any existing legal or legal nonconforming park, church or school.

- B. Distance measurement.** These distances shall be measured as a radius from the primary entrance of the adult-oriented business to the property lines of the property so zoned or used for, if on the same property, from the primary entrance of the establishment from which the distance is measured without regard to intervening structures.

PART 2 – Alcohol Sales

§ 153.120.040 – Intent and Purpose

The purpose of regulating the sale of alcohol is to ensure the compatibility of establishments that sell alcohol with surrounding properties and to minimize potentially adverse impacts on public health, safety, comfort, convenience and general welfare of the residents in the city.

§ 153.120.050 – Permit Requirements

- A. Conditional use permit required.** The following establishments, businesses and facilities must obtain a conditional use permit pursuant to subchapter 153.210, Administrative Procedures, before engaging in the sale of alcoholic beverages:
1. Any establishment, business or facility that does not currently sell alcoholic beverages but proposes to do so.
 2. Any establishment, business or facility that currently sells alcoholic beverages and proposes to change the type of alcoholic beverages to be sold by changing the type of retail license classification it holds under authority of the State Department of Alcoholic Beverage Control.
 3. Any establishment, business or facility that currently sells alcoholic beverages and proposes to substantially change its mode or character of operation, including, but not limited to, the following:
 - a. An increase in the floor area of the establishment, business or facility.
 - b. An addition of dancing or live entertainment.

- B. Existing establishments.** Existing establishments, businesses or facilities that currently sell alcoholic beverages shall either comply with all conditional use permit requirements or shall cease selling alcoholic beverages in a manner and time consistent with the amortization provisions provided in subchapter 153.200, Nonconforming Lots, Structures and Uses.
- C. Specific location attributes.** In any decision to issue a conditional use permit, consideration shall be given to the location of the proposed facility. The general vicinity shall not have an unusually high crime rate such that the proposed use could result in further criminal activity, thus requiring additional police services if the conditional use permit is granted.

§ 153.120.060 – Use Regulations

Any minor commercial retail establishment or on-sale outlet which sells alcohol shall be subject to the following use restrictions:

- A. Cash register location.** The cash register of all minor commercial retail establishments that are off-sale outlets shall be located so it is clearly visible from outside the premises.
- B. Property maintenance plan.** All minor commercial retail establishments that are serving as off-sale outlets and on-sale outlets, other than restaurants or service clubs, shall submit a property maintenance plan which will outline measures to be taken in order to prevent loitering, panhandling, graffiti, littering and other public nuisances. The property maintenance plan shall be subject to approval and compliance with the plan shall be included as a condition of approval of the conditional use permit.

§ 153.120.070 – Development Standards

The development standards set forth in subchapter 153.050, Commercial and Industrial Zones, shall apply to all establishments selling alcohol, unless otherwise specified here. The following shall apply to all establishments selling alcohol:

- A. Buffers.** The establishment shall be sufficiently buffered in relation to any abutting residentially zoned properties so as not to adversely affect the residential areas. A minimum 20-foot-wide landscaped area shall be provided between any abutting residentially zoned property and any establishment which sells alcohol. Also, any other buffers required as a condition of the conditional use permit shall be provided and continuously maintained.
- B. Exterior property appearance.** The exterior appearance of the property, including, but not limited to, landscaping and architectural treatment of the building, shall not detract from the character of the surrounding neighborhood, and, as necessary, shall improve

upon the characteristics of the surrounding neighborhood with exceptional design characteristics, as determined by the Design Review Committee.

§ 153.120.080 – Security Regulations

All minor commercial retail establishments that serve as off-sale outlets and on-sale outlets, other than restaurants or service clubs, shall submit a detailed plan for security measures. The security plan shall be approved and compliance with the plan shall be a condition of the conditional use permit. Security measures may include items such as alarms, security guards and interior and/or exterior security cameras.

§ 153.120.090 – Abandonment of Permit

Any establishment, business or facility that is either abandoned or discontinued general operations or the sale of alcoholic beverages for a period of 60 consecutive days shall be deemed to have abandoned its ability to sell alcoholic beverages. The establishment shall obtain a new conditional use permit before re-engaging in the sale of alcoholic beverages.

PART 3 – Game Arcades and Internet Cafes

§ 153.120.100 – Intent and Purpose

The purpose of regulating arcades, internet cafes and similar establishments is to ensure compatibility with surrounding properties and to avoid and/or minimize any impacts associated with such uses.

§ 153.120.110 – Use Regulations

- A. **Adult attendants.** At all times, each arcade or internet café operator shall maintain adult attendants on the premises, the number of which shall be set forth in the approved conditional use permit.
- B. **Age restrictions.** Each arcade or internet café shall prohibit persons 17 years of age and under from using any game machine between the hours of 8:00 A.M. and 3:00 P.M., Monday through Friday. This restriction shall not apply during school holidays and school vacations recognized by public schools within the city.
- C. **Signage.** Signage informing the public of the prohibition on the use of drugs, smoking, loud conduct and the hours of operation shall be posted and plainly visible to customers within the establishment in at least 2 locations.

§ 153.120.120 – Development Standards

In addition to the development standards set forth in subchapter 153.050, Commercial and Industrial Zones, the following shall apply to arcades and internet cafes:

- A. **Location.** An arcade or internet café shall not be located within 500 feet of a child care facility or an educational institution which conducts classes for kindergarten through 12th grades.
- B. **Minimum floor area.** The minimum floor area that each arcade or internet café shall provide for the operation of game machines shall be 750 square feet.
- C. **Unobstructed aisle widths.** Game machines located along one side of an aisle shall maintain a minimum unobstructed aisle width of 5 feet. Game machines located along both sides of an aisle shall maintain a minimum unobstructed aisle width of 7.5 feet.
- D. **Clear unobstructed view.** Each arcade or internet café shall provide and maintain a clear unobstructed view of the interior from the outside of the building using windows and doors made of glass or other transparent material.
- E. **Lighting.** All entrances, exits and interior areas shall have adequate lighting.
- F. **Public restroom facilities.** Each arcade or internet café shall provide and maintain a minimum of 2 public restroom facilities accessible to both customers and employees.
- G. **Bicycle racks.** The owner and operator of an arcade shall provide and maintain bicycle racks in a sufficient quantity and location, as set forth in the approved conditional use permit.

PART 4 – Animal Keeping

§ 153.120.130 – Intent and Purpose

The purpose of regulating the maintenance of animals, fish and fowl is to minimize potentially adverse effects on surrounding residents and properties.

§ 153.120.140 – Permitted Animals

For the purpose of this subchapter, the following animals, fish and fowl are deemed to be household pets which may be housed and maintained in any dwelling unit, in accordance with the following limitations:

- A. **Household pets in a dwelling unit.** Each dwelling unit may contain any combination of the following.

1. Up to 3 weaned, domesticated dogs
 2. Up to 3 weaned, domesticated cats
 3. Up to 10 canaries, finches, parrots and other similar predatory birds, provided that such birds shall be kept within the dwelling unit.
- B. Household pets outside a dwelling unit.** Each dwelling unit located within the R-1-7,500 and R-1 zone may also contain any combination of the following animals outside the dwelling unit, provided that all such animals are maintained in cages within the rear yard area and are located a minimum of 15 feet away from any habitable building:
1. Up to 10 birds
 2. Up to 3 hen chickens
- C. Roosters.** Roosters are not permitted.
- D. Kennel, pet shop, veterinary hospital.** These regulations shall not prohibit the maintenance of any animals in connection with a legally permitted kennel, pet shop or veterinary hospital.

PART 5 – Billiard and Pool Halls

§ 153.120.150 – Intent and Purpose

The purpose of regulating billiard and pool halls is to establish a comprehensive set of regulations that ensure compatibility with surrounding properties.

§ 153.120.160 – Use Regulations

- A. Adult attendants.** At all times, each billiard or pool hall operator shall maintain adult attendants on the premises, the number of which shall be set forth in the approved conditional use permit.
- B. Age restrictions.** Each billiard or pool hall shall enforce the following age restrictions:
1. Prohibit persons 17 years of age and under from using any game machine between the hours of 8:00 A.M. and 3:00 P.M., Monday through Friday. This restriction shall not apply during school holidays and school vacations recognized by public schools within the city.

2. Prohibit persons 17 years of age and under to remain in the billiard or pool hall after 10:00 P.M.
 3. Prohibit persons 20 years of age and under to enter a billiard or pool hall that serves alcoholic beverages.
- C. **Hours of operation.** Hours of operation shall be determined by the Approving Authority based upon the sensitivity of the area surrounding the proposed billiard hall during the approval of the conditional use permit.
- D. **Signage.** Signage informing the public of the prohibition on the use of drugs, smoking, loud conduct, age restrictions and the hours of operation shall be posted and plainly visible to customers within the establishment in at least 2 locations.
- E. **Dress code.** Billiard and pool halls which have been authorized to serve alcoholic beverages shall enforce a customer dress code, which at a minimum shall prohibit gang-related attire. The dress code shall be posted at all public entrances.
- F. **Gambling prohibited.** Any and all forms of gambling are prohibited.

§ 153.120.170 – Development Standards

In addition to the development standards set forth in subchapter 153.050, Commercial and Industrial Zones, the following shall apply to billiards and pool halls:

- A. **Location.** A billiard or pool hall shall not be located within 1,500 feet of a child care facility or an educational institution which conducts classes for kindergarten through 12th grade, within 150 feet of a residentially zoned property or within 1,000 feet of another billiard or pool hall.
- B. **Clear and substantially unobstructed view.** Each billiard and pool hall shall provide and maintain a clear and substantially unobstructed view of the interior from the outside of the building using windows and doors made of glass or other transparent material. No more than 10 percent of each individual glass door and/or window shall be covered.
- C. **Partitions prohibited.** With the exception of washrooms, toilet rooms and storage closets, partitions used to form other rooms, stalls or other enclosures where people may congregate are prohibited.

- D. **Separation of pool tables.** A minimum 5-foot separation shall be maintained between all pool tables and cocktail tables, counters, walls, partitions, immovable barriers, seating areas and other pool tables.

§ 153.120.180 – Security Regulations

- A. **Security plan.** A security plan shall be submitted for review and approval by the Police Department as a part of the conditional use permit application, and shall be incorporated as a condition of approval.
- B. **Surveillance cameras.** At least 2 interior security surveillance/recording cameras and one exterior camera shall be installed and permanently maintained. All video tapes from these cameras shall be retained and made available for viewing by the Police Department for a minimum of 7 days.
- C. **Alarm system.** An electronic intrusion alarm system shall be installed and permanently maintained.
- D. **Lighting.** All interior and exterior areas of the building shall be well lit.

PART 6 – Child Day Care Facilities and Large-Family Day Care Homes

§ 153.120.190 – Intent and Purpose

The purpose of regulating child day care facilities and large-family day care homes is to safeguard the health, safety and general welfare of children, and to ensure compatibility with surrounding properties.

§ 153.120.200 – Use Regulations

- A. **California use restrictions.** All child day care facilities shall comply with all applicable State of California use restrictions at all times.
- B. **Hours of operation.** The hours of operation for any child day care facility shall be based upon the uses and characteristics of the area in which the facility is located and shall be set forth in any required conditional use permit.

§ 153.120.210 – Development Standards

- A. **Child day care development standards.** The following development standards shall apply to all child day care facilities:

1. All such facilities shall comply with all applicable State of California development standards at all times.
 2. All such facilities shall comply with the city's noise regulations for residential uses, as set forth in subchapter 153.140, Performance Standards.
- B. Large-family day care development standards.** The following development standards shall apply to large-family day care homes:
1. A minimum lot size of 5,000 square feet is required for any large-family day care home.
 2. No large-family day care home shall be located within 500 feet of an existing or proposed large-family day care home. However, if a large-family day care home is proposed on the same street as an existing large-family day care home, the minimum distance between large-family day care homes shall be 1,000 feet.
 3. All large-family day care homes shall provide adequate on-street parking located along the home's street frontage, or shall provide off-street parking for the drop-off and pick-up of children.
 4. No off-street parking provided for the drop-off and pick-up of children shall require vehicles to backup directly into a travel lane of a designated major arterial street.

PART 7 – Drive-through Establishments

§ 153.120.220 – Intent and Purpose

The purpose of regulating drive-through establishments is to prevent potentially adverse impacts on adjacent properties, neighborhoods and residences due to customer and employee parking demands, traffic generation, noise, light and litter.

§ 153.120.230 – Use Regulations

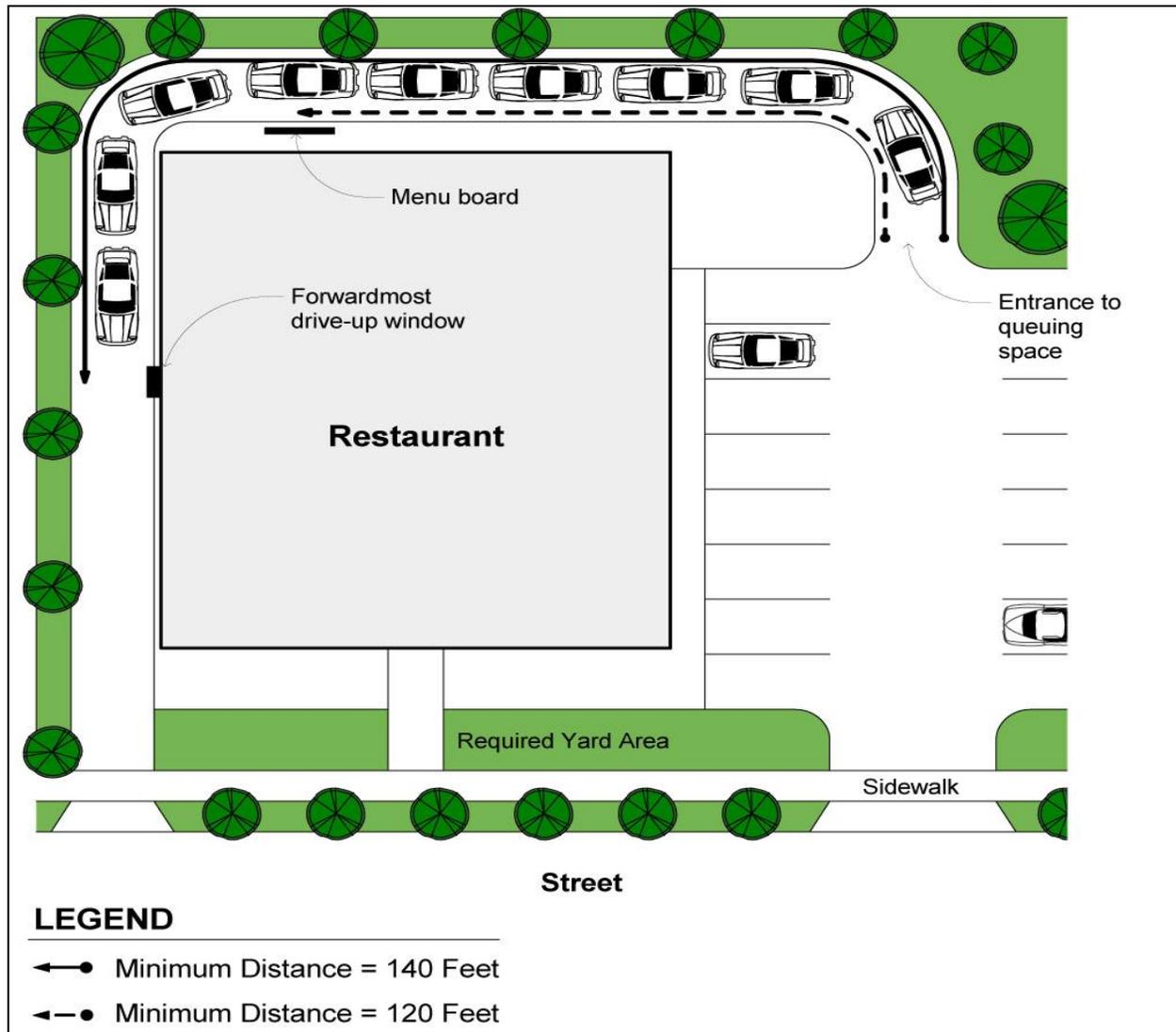
- A. Hours of Operation.** When located on a site adjacent to or separated by an alley from any residentially zoned property, a drive-through establishment shall not operate between the hours of 10:00 P.M. and 7:00 A.M.
- B. Litter.** Employees shall collect on-site and off-site litter generated by customers at least once per business day.

§ 153.120.240 – Development Standards

In addition to the development standards set forth in subchapter 153.050, Commercial and Industrial Zones, the following shall apply to drive-through establishments:

- A. **Minimum lot size.** A minimum lot size of 20,000 square feet shall be required for the establishment of any drive-through facility.
- B. **Two-way driveways.** Drive-through facilities shall have two-way driveways.
- C. **Minimum queuing distances.** Minimum queuing distances shall be provided as illustrated in Figure 153.120.240. Queuing aisles shall not be placed on any more than 2 sides of a building.

Figure 153.120.240
Queuing Standards for Drive-through Facilities



D. **Circulation Plan.** A parking and vehicular circulation plan encompassing adjoining streets and alleys shall be submitted for review and approval prior to the approval of a conditional use permit. Such plan shall provide for safe pedestrian access from parking lots to the main door and shall comply with applicable requirements of the American with Disabilities Act.

E. **Trash receptacle provision.** A minimum of one outdoor trash receptacle shall be provided onsite. At least one additional on-site outdoor trash receptacle shall be provided for every 10 required parking spaces.

- F. **Noise generating equipment.** No noise-generating compressors or other such equipment shall be placed on or near any property line adjoining any residential zoned property.
- G. **Speaker system noise.** Drive-through speaker systems shall emit no more than 50 decibels 4 feet from the vehicle and the speaker, and shall not be audible above the daytime ambient noise levels beyond the property boundaries. The system shall be designed to compensate for ambient noise levels in the immediate area and shall not be located within 30 feet of any residentially zoned property.
- H. **Screen wall.** On any lot where a drive aisle or driveway is located such that vehicle headlights will shine onto an adjacent residentially zoned property, a screen wall shall be provided.

PART 8 – Home Occupations

§ 153.120.250 – Intent and Purpose

The purpose of regulating home occupations is to recognize the need of some homeowners to operate small businesses from their homes, and to provide a means of ensuring that adverse impacts, due to the mix of residential and commercial or professional uses, are mitigated to preserve the character of the residential area.

§ 153.120.260 – Permit Requirements

To establish a home occupation, a home occupation permit shall be obtained from the Business License Department, in addition to all other required licenses and permits.

§ 153.120.270 – Use Regulations

- A. **No display or storage.** No display or storage of goods, wares, merchandise or stock in trade shall be maintained on the premises.
- B. **Occupancy employment.** No one other than persons residing on the lot where the home occupation is located may be regularly employed in such occupation.
- C. **Dust, fumes, noise, and odor.** No equipment used in conjunction with such occupation that emits dust, fumes, noise or odor, which could interfere with the peaceful use and enjoyment of adjacent properties is permitted.
- D. **Floor space limit.** Not more than 150 square feet of floor space of the dwelling shall be devoted to the home occupation.

- E. **Traffic.** No appreciable increase of traffic, pedestrian or vehicular shall result from such occupation.
- F. **Signage.** No sign not otherwise permitted in the zone in which the occupation is located shall be used.

PART 9 – Hotels and Motels

§ 153.120.280 – Intent and Purpose

The purpose of regulating hotels and motels is to establish a comprehensive set of use regulations applicable to the operation of hotels and motels that will ensure compatibility with surrounding properties and will safeguard against potentially adverse impacts on adjacent neighborhoods and residences.

§ 153.120.290 – Permit Requirements

To establish and operate a hotel or motel, a market feasibility study shall be performed and submitted contemporaneously with the application for design review.

§ 153.120.300 – Length of Occupancy Restriction

No person shall permit the use or occupancy of any room, unit or combination of rooms or units, in a hotel or motel, for a period in excess of 30 consecutive calendar days.

§ 153.120.310 – Development Standards

In addition to the development standards set forth in subchapter 153.050, Commercial and Industrial Zones, the following shall apply to hotels and motels:

- A. **Location.** The lot upon which the proposed hotel or motel will be located must be within 300 feet of a freeway right-of-way, as designated by the State of California.
- B. **Minimum number of guest units.** The hotel or motel shall contain a minimum of 100 guest units.

PART 10 – Medical Marijuana Dispensaries

§ 153.120.320 – Intent and Purpose

The State of California passed the Compassionate Use of Marijuana Law in 1996, which allows for the use of marijuana for medical purposes. However, the Federal Government through its Controlled Substances Act prohibits the use and distribution of marijuana. The Supreme Court

has confirmed that the Controlled Substances Act does not contain a “compassionate use” exemption; it is therefore a violation of Federal Law to possess or distribute marijuana, including possession or distribution for medical purposes. The intent of regulating medical marijuana dispensaries is to ensure consistency with Federal Law and minimize adverse impacts on properties.

§ 153.120.330 – Use Prohibited

Medical Marijuana/ Cannabis Dispensaries are prohibited in the city.

§ 153.120.340 – Reserved

PART 11 – Accessory Dwelling Units

§ 153.120.350 – Intent and Purpose

These regulations are provided pursuant to §§65852.2, 65852.2 and 65852.22 of the Government Code to regulate the establishment and use of accessory dwelling units and to establish standards to regulate the placement and design of accessory dwelling units in compliance with the Government Code. In addition to compliance with all other applicable statutes, ordinances and regulations, the regulations of Section 153.120.360, “Use Regulations and Development Standards,” shall apply to all accessory dwelling units.

§ 153.120.360 – Use Regulations and Development Standards

- A. Applicability.** Accessory dwelling units shall be permitted as a matter of right, without any required discretionary review or permit, in conjunction with any existing single-family dwelling unit in the R-1, R-G and R-3 zones. A maximum of one accessory dwelling unit may be permitted on a residential lot containing no more than one existing single family dwelling unit. An accessory dwelling unit shall not be permitted on any residential lot which is the subject of any pending written notice(s) of code violations or enforcement actions by the City.

Due to the potential impact to traffic flow and public safety, areas deemed unsuitable for the development of accessory dwelling units include the following and are not permitted for creation of an accessory dwelling unit:

1. A lot which fronts a substandard street.
2. A lot located within 300 feet of a school bus stop.
3. A lot located on a street with permit parking restrictions.

- B. Definitions.** For the purposes of this section the following terms and phrases shall be defined as described herein:

“Accessory dwelling unit” shall mean either:

1. A newly constructed dwelling unit, as that term is defined in this section, which is either detached from or attached to a primary single family dwelling unit and located on a lot with no more than one existing single-family dwelling unit; or
2. A separate dwelling unit created within the existing living area of a primary single-family dwelling unit (as that term is defined in BPMC 153.220.010) or within the existing walls of an existing accessory structure (as that term is defined in this section), that is no more than 50% of the area of the primary single family dwelling unit with a maximum of 600 square feet containing no more than one bedroom, on a lot with no more than one single-family dwelling and which provides complete independent living facilities for one or more persons including permanent provisions for a separate entrance, and separate living, sleeping, eating, cooking and sanitation facilities;
3. Accessory dwelling units may include an efficiency unit as defined in Section 17958.1 of Health and Safety Code or a manufactured home as defined in Section 18007 of the Health and Safety Code.

“Accessory dwelling unit- junior” shall mean a unit that is no more than 500 square feet in size, created entirely within the existing living area of a primary single-family dwelling unit as that term is defined in BPMC 153.220.010 located on a lot with no more than one single-family dwelling, and which incorporates an existing bedroom. A junior accessory dwelling, and which incorporates a separate exterior entrance and shall provide interior entry to the accessory dwelling unit from the main living area of the primary residential structure. Junior accessory dwelling units may share sanitation facilities with the existing single-family structure. Junior accessory dwelling units shall provide cooking facilities which include at a minimum; (1) a sink with a maximum waste line diameter of 1.5 inches, (2) a cooking facility with appliances that do not require electrical service greater than 120 volts or natural or propane gas, (3) a food preparation counter, and (4) storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

“Accessory structure” shall mean an existing detached structure with a roof such as a garage, pool house, or carriage house located on the same lot as a single-family dwelling unit. Accessory structure shall not include an attached garage.

“Newly constructed” means the construction a new walls and roofs, either attached to an existing single-family dwelling unit or existing accessory structure, or detached from an existing single-family dwelling unit on a lot.

“Public Transit” means a system of a large-scale public transportation in a given metropolitan area, typically comprising buses, subways, and elevated trains.

“Substandard Street” For the purposes of allowing/disallowing Accessory Dwelling Units, means a public or private street with a width of 30 feet or less measured from the faces of the curbs, thus unable to accommodate street parking and/or passage for through traffic and emergency services.

“Tandem parking” means two or more automobiles parked on a driveway, or in any other parking location on a lot, lined up behind one another.

- C. **Allowable density applies.** The accessory dwelling unit shall not be calculated as part of the allowable density for the lot upon which it is located, unless and until, additional dwelling units are constructed on the same lot upon which the primary single-family dwelling unit and the accessory dwelling unit are located, in which case the accessory dwelling unit shall be calculated as part of the allowable density.

D. Occupancy and Sale Restrictions.

- 1. The owner of the property on which an accessory dwelling unit is constructed shall reside within the primary or accessory dwelling unit. Where a property is held in a trust, occupancy by either the settlor, trustee, co-trustee, or any beneficiary of the trust shall be considered owner occupancy.

The accessory dwelling unit may not be sold separately from the primary single-family dwelling on the lot. A deed restriction, in a form approved by the City Attorney, shall be recorded by the applicant to run with the land to assure compliance with the above restrictions and shall be enforceable against future purchasers.

- 2. The accessory dwelling unit may be rented. The rental of an accessory dwelling unit shall be for a period of no less than 30 days. If the unit is rented, the property owner shall obtain a business license.

- E. **Lot and unit size requirements.** The following lot and unit size regulations apply.

- 1. For all newly constructed accessory dwelling units.

Lot Size in Square Feet	Maximum Allowable ADU/Attached to Existing Single Family Dwelling	Maximum Allowable ADU/Detached from existing Single Family Dwelling
5,000 or less	50% of living area of existing dwelling up to 60	600 sf

	sf	
5, 001 – 8,000	50% of living area of existing dwelling up to 1,000 sf	1,000 sf
8,001 and over	50% of living area of existing dwelling up to 1,200 sf	1,200 sf

2. For accessory dwelling unit constructed within existing walls of a single family dwelling or an accessory structure.
- a. No minimum lot size requirement applies to accessory dwelling units constructed within the walls of the existing living area of a primary existing single family dwelling unit or within the existing walls of an accessory structure, as that term is defined in this section.
 - b. An area equal to 50% of the existing living area up to a maximum of 600 square feet may be constructed as an accessory dwelling unit within the existing walls of a primary single family dwelling unit. A maximum area of 600 square feet may be constructed as an ADU with in the existing walls of an existing accessory structure.
- F. **Location.** Each newly constructed detached accessory dwelling unit shall be located within the rear 50 percent of the lot. Each newly constructed attached dwelling unit shall be located to the rear of the front elevation of the existing single family dwelling unit.
- G. **Minimum development standards apply.** Each newly constructed accessory unit shall meet all minimum development standards for the zoning district in which it is located, and as required in this section including, but not limited to, setbacks, lot coverage and distance from animal- keeping areas. For any newly constructed accessory dwelling unit constructed above a garage a minimum setback of 5' is required from the side and rear property line.
- If any development standard in this section varies from that provided for the zoning district in which the accessory dwelling unit is located, the development standard in this section shall prevail.
- H. **Building code.** The accessory dwelling unit shall meet all building code requirements.
- I. **Maximum height.** Each newly constructed detached or attached accessory dwelling unit shall be limited in height to one story, with a maximum height not to exceed 15 feet at peak of roof or 12 feet for a flat-roofed structure and the roof style and pitch

shall match the existing single family structure. Each newly constructed accessory dwelling unit constructed above an existing garage or carport shall not exceed a maximum height of 27 feet and the roof style and pitch shall match the existing single family structure.

For an accessory dwelling unit attached to the existing primary single-family unit, the height shall not exceed the height of the existing structure, and the roof pitch shall match the existing structure.

J. Parking.

1. One parking spaces shall be provided for the accessory dwelling unit, in addition to any other parking required for the primary unit. An existing garage, carport or other form of covered parking demolished as part of the construction of an accessory dwelling unit shall be replaced. Parking may be configured as tandem parking or located within the rear setback area of a lot. Replacement of covered parking demolished as part of the creation of an accessory dwelling unit may be provided with a mechanical automobile lift provided the highest point of the auto when lifted remains below the lowest roofline on the property.
2. Parking for the accessory dwelling unit and/or replacement parking is not required when any accessory dwelling unit is located:
 - a. Within ½ mile of public transit; or
 - b. Within an architecturally and historically significant historic district; or
 - c. Within an existing accessory structure; or
 - d. In an area where on-street parking permits are required but not offered to the occupant of the accessory dwelling unit; or
 - e. In an area where a car share vehicle is located within 1 block of the accessory dwelling unit.
3. Each standard surface parking space shall have a minimum width of 10 feet, unless it is adjacent to a structure, such as a fence or wall, and then shall have a minimum width of 10 feet 6 inches; shall have a minimum length of 20 feet; be located so that an automobile is not required to back onto a public street; and maintain at least 24 feet of backup space directly behind each parking space.
4. Each parallel surface parking space shall have a minimum width of 10 feet and a minimum length of 23 feet.
5. Each enclosed garage parking space shall have a minimum width of 10 feet and a minimum length of 20 feet.

- K. Vehicular Access.** The accessory dwelling unit shall utilize the same vehicular access that serves the existing main dwelling unit, unless the accessory dwelling unit has access from an alley contiguous to the lot.
- L. Similar architectural features.** A newly constructed accessory dwelling unit shall incorporate the same or similar architectural features, building materials and color as the primary dwelling unit on the property. These features shall include, but are not limited to, roofing material, roof design, fascia, exterior building finish, color, exterior doors and windows including but not limited to, ratios of windows dimensions (e.g., width to height) and window area to wall area, garage door and architectural enhancements.
- M. Mechanical Equipment.** All new mechanical equipment associated with a newly constructed accessory dwelling unit shall be located on the ground no less than three feet from the side and rear property lines. Any existing equipment located on the roof or exterior walls of the existing single-family dwelling unit or accessory structure shall be provided with a decorative screen to shield such equipment from view and shall be placed at least six inches below the top of the lowest building parapet or decorative screen. No plumbing line shall be placed upon the exterior wall of a structure unless such line is enclosed or otherwise screened from view.
- N. Permit Requirements.** The following permit requirements shall apply to all accessory dwelling units in the City:
1. Accessory dwelling units and junior accessory dwelling units created within the existing living area of a primary single-family dwelling or within the existing walls of an existing accessory structure shall be subject to approval of a building permit with no further review by the Community Development Director; provided, that the proposed accessory dwelling unit has independent exterior access and the side and rear setbacks are sufficient for fire safety.
 2. Newly constructed detached or attached accessory dwelling units shall be subject to ministerial review of an application submitted to the Community Development Department contacting the following information:
 - a. A fully dimensioned site plan containing the following information:
 - i. Name and address of the applicant and of all persons owning any or all of the subject property.
 - ii. Evidence that the application is the owner of the property involved or has written permission of owner or owners to make such application.
 - iii. Address and assessor parcel number(s) of subject property.

- iv. Property dimensions and square footage of the subject property.
- v. The use, location, and size of all existing buildings and structures on the property and the proposed accessory dwelling unit, yards, driveways, access and parking areas, landscaping, walls or fences, and other similar features.
- b. A fully dimensioned floor plan of the existing residence and the proposed accessory dwelling unit.
- c. A roof plan for all existing and proposed structures.
- d. A set of fully dimensioned buildings elevations of all sides of all existing structures on the property and the proposed accessory dwelling unit.

§ 153.120.370 – Second Units in R1-7,500

Second units are not permitted in the R1-7,500 zone.

PART 12 – Service Stations

§ 153.120.380 – Intent and Purpose

The purpose of regulating service stations is to establish a comprehensive set of regulations regarding the placement, location and development of service stations to ensure compatibility with surrounding properties and minimize potentially adverse impacts associated with increased traffic and permitted outdoor activities.

§ 153.120.390 – Development Standards

In addition to the development standards set forth in subchapter 153.050, Commercial and Industrial Zones, the following shall apply to service stations:

- A. **Minimum lot area.** The minimum lot area upon which a service station is located shall comply with these requirements.
 - 1. The minimum lot area required for a service station shall be 15,000 square feet.
 - 2. The minimum lot area required for a service station that is combined with another principal use shall be 20,000 square feet.
 - 3. The minimum lot area required for a service station that has the facilities for dispensing diesel fuel shall be 20,000 square feet.
- B. **Minimum lot width.** The minimum lot width of a service station shall be 100 feet.

- C. **Minimum yard dimensions.** The following minimum yard dimensions shall be required for all service station developments.
1. The minimum front yard setback shall be 15 feet.
 2. The minimum street side yard setback shall be 15 feet.
- D. **Yard area.** No buildings or structures shall be permitted in any required yard area, except for the following permitted accessory uses.
1. Front and street side yard areas may contain freestanding signs and light fixtures.
 2. Side yard areas may contain any permitted accessory use.
 3. Rear yard areas may contain any permitted accessory use per these standards.
 - a. The minimum distance between a building or structure and the property line separating the rear yard from an alley shall be 5 feet.
 - b. The minimum distance between a building or structure and the property line separating the rear yard from a street shall be 15 feet.
- E. **Vehicle circulation.** Vehicle circulation for the pump islands shall not block or obstruct on-site parking facilities and/or off-site traffic circulation.

§ 153.120.400 – Driveway Regulations

- A. **Driveway approach approval.** To minimize traffic hazards, the location and size of driveway approaches from any street shall be subject to approval of the Director of Public Works.
- B. **Driveway abutting a building wall facing side or rear yard.** Wherever a permitted driveway abuts a wall of a building facing a side or rear yard area, that portion of the wall shall be located at least 20 feet from the lot line.

§ 153.120.410 – Landscape Regulations

All landscaping shall be automatically irrigated and maintained and provided as follows:

- A. **Landscape planter.** A 5-foot-wide planter shall be installed along all street side property lines, with the exception of driveway openings.

- B. **Corner lot planting area.** A minimum of 150 square feet of planting area shall be maintained at the main corner intersection of a corner lot.
- C. **Building façade planting area.** A minimum of 40 square feet of planting area along the building façade that faces a street shall be maintained.
- D. **Enclosed landscaped areas.** All landscaped areas shall be enclosed within a masonry planter box or a 6-inch concrete curbing.

§ 153.120.420 – Site Development Regulations

- A. **Employee breakroom entrance.** The entrance to all employee breakrooms shall be screened from view of abutting or adjacent properties and streets by a decorative screen.
- B. **Tire display.** Movable pallets or racks for the display of new tires shall be permitted, provided that they are located within 10 feet of the service station building. In addition, one permanent enclosable tire cabinet shall be permitted, provided that it is located within 10 feet of the service building and not within the required yard areas.
- C. **Equipment within enclosed building.** Hydraulic hoists or pits and all lubrication, greasing, automobile washing, steam cleaning and repair equipment shall be used and wholly stored within an enclosed building.
- D. **Merchandise within closeable cabinets/racks.** With the exception of tires, batteries, accessories and lubricating items, all other merchandise shall be stored and displayed within closeable cabinets or racks inside of the service station building.

PART 13 – Solar Panels

§ 153.120.430 – Intent and Purpose

The purpose of regulating solar panels is to continue to maintain a high aesthetic standard within residential neighborhoods.

§ 153.120.440 – Development Regulations

- A. **Solar panels and equipment roof-mounted and visible from street.** Solar panels and related equipment mounted on roofs clearly visible from the street shall conform to the following:
 - 1. Solar panels shall be generally mounted parallel with the roof pitch.

2. The distance between the roof and the uppermost portion of the solar panel shall not exceed 18 inches.
 3. Roof penetration shall be used to conceal water lines and/or electrical wiring from public view.
- B. Solar panels and equipment roof-mounted but not visible from street.** Solar panels and related equipment mounted on roofs not clearly visible from the street shall conform to the following:
1. Solar panels shall be generally mounted parallel with the roof pitch.
 2. The distance between the roof and uppermost portion of the collector shall not exceed 2 feet.
 3. Exposed water lines are permitted, provided the covering insulation is colored to match that of the abutting roof and wall surfaces, and eave penetration is used for perpendicular descent of water lines from the roof to the exterior building wall surfaces.
- C. Structural supports and brackets.** All mounting brackets and related structural supports extending more than 3 inches above the roof surface shall be covered in a manner architecturally compatible with the building to screen from public visibility and/or abutting properties.
- D. Match abutting surface color.** All solar equipment, except portions of the collectors that must be black or clear glass or plastic to allow light transmission, including mounting brackets and/or screening materials, shall match the abutting surface color.
- E. Ridge line and gutter line.** No portion of any roof-mounted solar equipment may extend above the ridge line or below the gutter line.
- F. Certification and labeling.** The system must be certified by the state and appropriately labeled.
- G. Building permits and code requirements.** All installations must be have applicable building permits and done in compliance with building and safety code requirements.

PART 14 – Vehicle Storage

§ 153.120.450 – Intent and Purpose

The purpose of regulating the storage, parking and repairing of vehicles is to minimize potentially adverse effects on surrounding residents and properties.

§ 153.120.460 – Parking Regulations

- A. **Parking in parking facility or driveway.** No person shall park any vehicle, or any component thereof, for any purpose, in any area on any private property other than in a legally established parking facility or driveway leading to a parking facility.
- B. **No parking on unimproved lot.** No person shall park any vehicle, or any component thereof, for any purpose, on an unimproved lot.
- C. **Offering vehicle for sale.** No person shall park any vehicle, or any component thereof, in a public or private parking lot or area for the purpose of offering the vehicle for sale.
- D. **Abandoned and inoperable vehicles.** No person shall store or park an abandoned or inoperable automobile, recreational vehicle, camper shell or boat on the driveway of a private property for more than 7 days.
- E. **Commercial vehicles over 1 ton.** No person shall store or park any commercial vehicle, as described in the State Vehicle Code, weighing over 1 ton in any residential zone.
- F. **Vehicles over 6,000 pounds.** No person shall store or park any vehicle, weighing over 6,000 pounds, on any portion of a commercially or industrially zoned lot, with the exception of an off-street parking or loading facility permitted pursuant to this Zoning Code.

PART 15 Public Telephones

§ 153.120.470 – Intent and Purpose

The purpose of regulating the location and standards for public telephones is to minimize potentially adverse effects on surrounding properties.

§ 153.120.480 – Use Regulations and Development Standards

Public coin-operated telephones, hereafter telephone, shall be permitted as accessory uses on lots classified in any of the C or I zones, provided any such telephone conforms to the following standards:

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- A. **Lighting.** The area in which a telephone is located shall be fully lit to provide adequate security lighting, as approved by the Police Department.
- B. **Maintenance responsibility.** The owner and/or person entitled to occupancy of the lot upon which a telephone is located shall be responsible to ensure that the telephone is maintained at all times in good working order and condition.
- C. **Maintenance and operation.** Each telephone shall be maintained in an operative condition. Inoperative telephones shall be removed within 30 days after they become inoperative.
- D. **Location related to public right-of-way.** No telephone shall be located so that it projects into a public right-of-way or be located so that any person using the telephone is required to be in a public right-of-way.
- E. **Maximum number of telephones.** The maximum number of telephones permitted on any lot shall be limited as follows:
1. On lots having a lot area of 15,000 square feet or less, two telephones.
 2. On lots having a lot area of more than 15,000 square feet, but less than ten acres, three telephones.
 3. On lots having a lot area of ten acres or more, four telephones.
- F. **Signage.** That one sign, not exceeding four square feet of sign face area, shall be permitted to be located upon each lot where a telephone is located, and the purpose of such a sign shall be to advise by words, letters or symbols the fact that a telephone is located on the premises.
- G. **Location related to setback.** Telephones and their supporting structures may not be located within any required setback, whether or not such setback is landscaped.
- H. **Location related to entrances.** The telephone shall be located a minimum of 10 feet away from each entrance and/or exit to a building or commercial unit.
- I. **Telephones within enclosed building.** The limitations contained in subsections (A) through (H) of this section shall not apply to a telephone which is located within an enclosed building, if such building has at least 500 square feet of floor area.

§ 153.120.490 – Abatement

Any telephone nonconforming to the standards listed in subsection A through I in §153.120.480 shall be subject to immediate abatement.

PART 16 Emergency Shelters

§ 153.120.500 – Intent and Purpose

Consistent with Government Code §§ 65582, 65583(a) and 65589.5, all California cities are required to identify a zone in which to permit emergency shelters by right. The purpose of regulating the siting of emergency shelters is to ensure the development of emergency shelters do not adversely impact adjacent parcels or the surrounding neighborhood, and shall be developed in a manner which protects the health, safety and general welfare of the nearby residents and businesses, while providing for the housing needs of the homeless.

§ 153.120.510 – Use Regulations

- A. **Maximum beds.** The emergency shelter shall contain a maximum of 30 beds and shall serve no more than 30 homeless persons at a time.
- B. **Maximum length of stay.** Temporary shelter shall be available to residents for no more than 6 months. Staff and services shall be provided to assist residents to obtain permanent shelter and income.
- C. **Lighting.** Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way and of an intensity compatible with the neighborhood.
- D. **Onsite management.** Onsite management of the facility shall be required during all open hours of operation.
- E. **Management plan.** The emergency shelter provider/operator shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to ensure compatibility with services provided at the facility and for training, counseling and treatment programs for residents.
- F. **Licenses.** The emergency shelter facility shall demonstrate that it is in and maintains in good standing County and/or State licenses, if required by these agencies for the owner(s), operator(s) and/or staff on the proposed facility.

§ 153.120.520 – Development Standards

In addition to the development standards set forth in subchapter 153.050, Commercial and Industrial Zones, the following shall apply to emergency shelters:

- A. **Proximity to other emergency shelters.** No more than one emergency shelter shall be permitted within a radius of 300 feet.
- B. **Waiting and intake areas.** Interior onsite waiting and client intake areas must be at least 200 square feet. Outdoor onsite waiting areas may be a maximum of 100 square feet, and must be located within 50 feet of the public right-of-way.
- C. **Security.** Parking and outdoor facilities shall be designed to provide security for residents, visitors and employees.
- D. **Common facilities.** The development may provide one or more of the following specific common facilities for the exclusive use of the residents:
 - 1. Central cooking and dining room(s)
 - 2. Recreation Room
 - 3. Counseling center
 - 4. Child care facilities
 - 5. Other support services
- E. **Parking.** On-site parking for emergency shelters shall be subject to requirements set forth in §153.150.040.

PART 17 Massage Establishments and Services

§ 153.120.530 – Intent and Purpose

The purpose of regulating massage and accessory massage uses is to promote operation of legitimate massage services and to prevent problems of blight and deterioration that accompany and are brought about by large numbers of massage establishments that may act as fronts for prostitution and other illegal activity.

§ 153.120.540 – Use Regulations

- A. **Chapter 118: Massage Establishments.** All accessory massage services and massage establishments shall comply with all applicable provisions of Title XI, Chapter 118, Massage Establishments, of this code.
- B. **Accessory massage services.** Accessory massage services shall only be provided in conjunction with a bona fide athletic club, gym, health club, hotel, day spa, medical office, chiropractic office, holistic health practitioner establishment, beauty parlor, beauty salon or hair salon.
- C. **Hours of operation.** The hours of operation for an accessory massage service and/or a massage establishment functioning as an independent use shall be between the hours of 7:00 A.M. and 9:00 P.M.

§ 153.120.550 – Development Standards

The development standards set forth in subchapter 153.050, Commercial and Industrial Zones, shall apply to massage establishments, unless otherwise specified here. The location of massage establishments shall be limited as follows:

- A. **Proximity to other massage establishments.** No more than one massage establishment shall be permitted within a radius of 500 feet.
- B. **Proximity to schools, parks and playgrounds.** A massage establishment shall not be located within 500 feet of any public or private school, park or playground.
- C. **Proximity to residential zoning districts.** A massage establishment shall be a minimum of 250 feet from a residential zoning district.
- D. **Locational restrictions waiver.** A property owner may apply for a waiver of the locational restrictions contained in this section. The review authority, after a public hearing, may waive any location restriction, if all of the following findings are made:
 - 1. The proposed use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this section will be observed; and
 - 2. The use at the proposed location will not adversely affect the use of a place used exclusively as a school, park or playground; and
 - 3. All applicable standards of this code and this zoning code will be observed.

PART 18 Medical and Adult Cannabis Cultivation, Manufacturing and Distribution**§ 153.120.560 – Intent and Purpose**

The purpose of regulating commercial cannabis activity is to comply with California state law in a manner designed to minimize negative impact on the City, and to promote the health, safety, morals, and general welfare of residents and businesses within the City.

§ 153.120.570 – Use Regulations

- A. Chapter 127: Medical and Adult Use Commercial Cannabis.** All commercial cannabis activity shall comply with all applicable provisions of Title XI, Chapter 127, Medical and Adult Use Commercial Cannabis, of this code.
- B. Outdoor Cultivation.** Owning, leasing, occupying, or having charge or possession of any parcel within any zoning district in the City to use or allow such premise to be used for the outdoor cultivation of cannabis plants is prohibited in the City.
- D. Development Agreement Required.** Prior to operating in the City and as a condition of issuance of a Permit, the applicant shall enter into a development agreement with the City setting forth the terms and conditions under which the facility will operate that is in addition to the requirements of Title XI, Chapter 127, including, but not limited to, public outreach and education, community service, payment of fees and other charges as mutually agreed upon, approval of architectural plans (including site plan, floor plan, and elevation, to conform with manufacturing uses under the Baldwin Park Municipal Code), and such other terms and conditions that will protect and promote the public health, safety, and welfare of all persons in the City.
- E. Maximum Number of Commercial Cannabis Permits.** No more than 25 (twenty-five) permits, each with a maximum of 22,000 square feet of permitted commercial cannabis use may be allowed, maintained, or operated in the City at any time.

§ 153.120.580 – Development Standards

The development standards set forth in subchapter 153.050, Commercial and Industrial Zones, shall apply to commercial cannabis facilities, unless otherwise specified here. The location and types of commercial cannabis facilities shall be limited as follows:

- A. Proximity to schools, day-care centers, or youth centers.** A commercial cannabis facility shall not be located within 600 feet of a school, day-care center, or youth center.
- B. Proximity to residential zoning districts.** A commercial cannabis facility shall not be located within 50 feet from a dwelling unit within a residential zone, except when exclusively manufacturing food and/or edible cannabis products and no other products,

and no extraction of cannabis or cannabis products is taking place on the premises. A Manufacturing facility of edible cannabis products and no other products, and where no on-site extraction occurs shall not be located within 25 feet of a dwelling unit within a residential zone.

C. Maximum square footage. Each approved permit shall not exceed 22,000 square feet of commercial cannabis floor area.

D. Facility. A commercial cannabis facility shall comply with the following:

1. All activity shall occur in an enclosed locked structure. Locks shall be of commercial grade. Residential door locks are prohibited.
2. From a public right-of-way, there should be no exterior evidence of the manufacturing, cultivation and/or distribution of medical and adult use cannabis.
3. All licensed sites shall comply with the City's lighting standards including, without limitation, fixture type, wattage, illumination levels, and shielding and secure the necessary approvals and permits as needed.
4. All windows on the licensed premises shall be appropriately secured and all cannabis securely stored.
5. All operations conducted within a licensed premises, and all equipment used must be in compliance with all applicable state and local laws, including all building, electrical, and fire codes.
6. Areas that are wet locations, and the electrical system in such areas must comply with Title 8 of this code, Article 300.6(0) of the National Electric Code, City and California building codes, fire codes, electrical codes, and all other applicable laws.
7. Licensed sites are permitted under this chapter under a Group F-1 (Factory Industrial Moderate-Hazard) Occupancy under the Fire Code. All new construction shall be fire sprinkled per the Fire Code. For all commercial cannabis facilities that will be sited in an existing structure, an automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:
 - a. A Group F-1 fire area exceeds 12,000 square feet.
 - b. A Group F-1 fire area is located more than 3 stores above grade plane.

- c. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 22,000 square feet.
 8. All licensed manufacturing and cultivating premises shall possess air scrubbers or a filtration system capable of eliminating odors from escaping the building before operating.
 9. Licensed distribution facility. Staff reserves the right to require a licensed distribution facility to install air scrubbers or a filtration system capable of eliminating odors from escaping the building if the facility is found to emit cannabis odors.
 10. The manufacture, distribution, and transportation of edible cannabis products shall be conducted in a manner that complies with all applicable food safety laws for the protection of humans consuming cannabis.
 11. All products, storage facilities, utensils, equipment, and materials used for the manufacture of edible cannabis products shall be approved, used, managed, and handled in accordance to the provisions of all State and County Health and Safety Laws regarding the preparation, distribution, labeling, and sale of food.
 12. Any manufacturing site that proposes to prepare, store, dispense, and distribute edible cannabis products shall comply with the relevant provisions of all State and County Health and Safety Laws regarding the preparation, distribution, labeling, and sale of food.
 13. No food production shall be allowed in a facility where edible cannabis products are manufactured to avoid the unintentional contamination of non-cannabis foods with cannabis.
 14. All owners, employees, volunteers, or other individuals that participate in the production of edible cannabis products shall be State certified food handlers. The valid certificate number of each such owner, employee, volunteer, or other individual shall be on record at the permitted premises where said individual participates in the production of edible cannabis products.
- F. Security.** All security requirements set forth in Title XI, Chapter 127, Medical and Adult Use Commercial Cannabis, of this code are applicable.
1. Security cameras shall be installed and maintained in good working condition, and used in an on-going manner with at least 240 continuous hours of digitally recorded documentation in a format approved by the Chief of Police and/or his

- designee. The cameras shall be in use 24 hours per day, 7 days per week. The areas to be covered by the security cameras include, but are not limited to, the storage areas, manufacturing or cultivation areas, all doors and windows, and any other areas as determined by the Chief of Police and/or his designee.
2. Entrances to any storage areas shall be locked at all times and under the control of Licensee's staff.
 3. The business entrance(s) and all window areas shall be illuminated during evening hours. The applicant shall comply with the City's lighting standards regarding fixture type, wattage, illumination levels, shielding, etc., and secure the necessary approvals and permits as needed.
 4. All windows on the Licensee's building shall be unopenable or locked and all product securely stored.
 5. Each Licensee shall implement a system to track the cultivation and manufacturing of cannabis in order to prevent the Licensee from diverting or transporting cannabis to any location not authorized by state laws or any local law or regulation.
 6. All waste and disposal containers shall be stored in a secure area, and under the control of Licensee's staff.
 7. Each Licensed Premises shall have a Security Alarm System, installed by a licensed alarm company that alters the alarm monitoring company on all premises entry points and windows.
 8. Each Licensed Premises must be continuously monitored by an alarm monitoring company.
 9. The Licensed Premises shall maintain up-to-date records and existing contracts on the premises that describe the location and operation of each security alarm system, a schematic of security zones, the name of the licensed alarm company, and the name of any vendor monitoring the premises.
 10. Upon request, each licensee shall make available to the Chief Executive Officer or any state or local law enforcement agency, for a purpose authorized by this chapter or state or local law enforcement purpose, all information related to security alarm systems, recordings, monitoring, and alarm activity.

11. Prior to exercising the privileges of a permit under this chapter, an applicant must install fully operational video surveillance and camera recording system. The recording system must record in digital format and meet the requirements outlined in this Section.
12. All physical non-cloud based video surveillance records must be stored in a secure area that is only accessible to the management staff of the Licensed Premises.
13. Video surveillance records and all recordings must be made available upon request to the Chief of Police or any other state or local law enforcement agency for a purpose authorized by this chapter or for any other state or local law enforcement purpose.
14. Video surveillance records shall be held in confidence by all employees and representatives of the Chief Executive Officer, except that the Chief of Police or his designee may provide such records and recordings to a state or local law enforcement agency for a purpose authorized by this Chapter or for a state or local law enforcement purpose.
15. A sign shall be posted in a conspicuous place near each point of public access that shall be not less than 12 inches wide and 12 inches high, composed of letters not less than one inch in height, stating "All Activities Monitored by Video Camera" or "These Premises Are Being Digitally Recorded" or otherwise advising all persons entering the Licensed Premises that a video surveillance and camera recording system is in operation at the Licensed Premises and recording all activity as provided in this Chapter.
16. The Licensed Premises should use video surveillance equipment and a camera system that can be accessed remotely 24 hours a day by the Baldwin Park Police Department and the City, as specified in each development agreement.
17. Video surveillance equipment shall, at a minimum, consist of digital or video recorders, cameras capable of meeting the recording requirements described in this section, video monitors, digital archiving devices, and a color printer capable of delivering still photos.
18. All video surveillance systems must be equipped with a failure notification system that provides prompt notification to the Licensed Permit holder of any prolonged surveillance interruption and/or the complete failure of the surveillance system.

19. Licensed Premises are responsible for ensuring that all surveillance equipment is properly functioning and maintained so that the playback quality is suitable for viewing and the surveillance equipment is capable of capturing the identity of all individuals and activities in the monitored areas.
20. All video surveillance equipment shall have sufficient battery backup to support a minimum of 4 hours of recording in the event of a power outage.
21. Camera placement shall be capable of identifying activity occurring within 20 feet of all points of ingress and egress and shall allow for the clear and certain identification of any individual and activities on the Licensed Premises.
22. All entrances and exits to the facility shall be recorded from both indoor and outdoor vantage points.
23. The system shall be capable of recording all pre-determined surveillance areas in any lighting conditions. If the Licensed Premises has a cannabis cultivation area, a rotating schedule of lighted conditions and zero-illumination can occur as long as ingress and egress points to those areas remain constantly illuminated for recording purposes.
24. Areas in which cannabis is grown, tested, cured, manufactured, or stored shall have camera placement in the room facing the primary entry door at a height that provides a clear, unobstructed view of activity without sight blockage from lighting hoods, fixtures, or other equipment.
25. Cameras shall also be placed at each location where weighing, packaging, transport, preparation, or tagging activities occur.
26. At least one camera must be dedicated to record the access points to the secured surveillance recording area.
27. All outdoor cultivation areas must meet the same video surveillance requirements applicable to any other indoor Limited-Access Areas.
28. Surveillance recording equipment must be housed in a designated, locked and secured room or other enclosure with access limited to authorized employees, agents of the Chief Executive Officer, state or local law enforcement agencies for a purpose authorized by this chapter or for any other state or local law enforcement purpose, and service personnel or contractors.
29. The Licensee must keep a current list of all authorized employees and service

Personnel who have access to the surveillance system and/or room on the Licensed Premises. Licensed Premises must keep a surveillance equipment maintenance activity log on the Licensed Premises to record all service activity, with the identity of the individual(s) performing the service, the service date and time, and the reason for service to the surveillance system.

30. Off-site monitoring and video recording storage of the Licensed Premises or an independent third-party is authorized as long as standards exercised at the remote location meets or exceeds all standards for on-site monitoring.
31. Each Licensed Premises located in a shared building must have a separate surveillance room/area that is dedicated to that specific Licensed Premises. All minimum requirements for equipment and security standards as set forth in the section apply to the review station.
32. All camera views of all recorded areas must be continuously recorded 24 hours a day.
33. All surveillance recordings must be kept for a minimum of 90 days and be in a format that can be easily accessed for viewing on premises. Video recordings must be archived in a format that ensures authentication of the recording as legitimately-captured video and guarantees that no alteration of the recorded image has taken place.
34. The surveillance system or equipment must have the capabilities to produce a color still photograph from any camera image, live or recorded.
35. The date and time must be embedded on all surveillance recordings without significantly obscuring the picture.
36. Time is to be measured in Pacific Standard Time in accordance with the U.S. National Institute of Standards and Technology.
37. After the 90-day surveillance video retention schedule has lapsed, surveillance video recordings must be erased or destroyed prior to being discarded or disposed of for any other purpose. Surveillance video recordings may not be destroyed if the Permit Holder knows or should have known of a pending criminal, civil, or administrative investigation or any other proceeding for which the recording may contain relevant information.