

ATTACHMENT A

Ordinance No. 2454

ORDINANCE NO. 2454

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE APPROVING AMENDMENT CASE PLAN24-00023, AN AMENDMENT TO THE VICTORVILLE MUNICIPAL CODE WITH AN ENVIRONMENTAL EXEMPTION TO MAKE VARIOUS CHANGES CITYWIDE TO TITLE 16 INCLUDING BUT NOT LIMITED TO NEW AND UPDATED DEFINITIONS, NEW LAND USE ALLOWANCES AND STANDARDS RELATED TO THRIFT RETAIL STORES, REVISED LANDSCAPE STANDARDS, AND AN UPDATE AND CLARIFICATION TO TENTATIVE TRACT MAP APPROVAL PERIODS

WHEREAS, Pursuant to Article XI, Section 7 of the California Constitution, the City of Victorville (City”) is authorized to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws; and

WHEREAS, Pursuant to Title 7, Division 1, Chapter 4, Article 2, Section 65850 of the Government Code of the State of California, the City may adopt by ordinance regulations affecting: the use of buildings, structures and land; the location, height, bulk, and size of buildings and structures; the size of lots, yards, courts and other open spaces; and the intensity of land use; and

WHEREAS, Pursuant to Title 7, Division 1, Chapter 4, Article 2, Section 65850 of the Government Code of the State of California, the City has adopted Title 16, Chapter 2, Article 1, Section 16-2.01.010 of the Victorville Municipal Code, providing the authority to amend Title 16 of the Victorville Municipal Code and the various regulations, requirements, exceptions and guidelines located therein; and

WHEREAS, Pursuant to Title 7, Division 1, Chapter 4, Article 2, Section 65860 of the Government Code of the State of California, the City of Victorville Zoning Ordinance shall be amended to be consistent with the General Plan within reasonable time; and

WHEREAS, Pursuant to Section 16-2.01.020 of the Victorville Municipal Code, the City of Victorville Planning Department has initiated an amendment to the Victorville Municipal Code in order to modify Title 16 of the Victorville Municipal Code (the “Development Code”) in a manner consistent with State law and the Housing Element of the General Plan by updating land use allowances regarding retail thrift stores, increasing approval periods associated with tentative tract map approvals, updating and clarifying landscaping standards and making other associated adjustments to the Development Code; and

WHEREAS, Pursuant to Title 7, Division 1, Chapter 4, Article 2 of the Government Code, State of California and Section 16-2.01.040 of a Victorville Municipal Code, the Victorville

Planning Commission held a public hearing on January 8th, 2025, to hear arguments for and against the proposed amendments to the Development Code and; after hearing all testimony offered; the Victorville Planning Commission adopted Resolution No. P-25-006, which recommended to the City Council the adoption of Municipal Code amendments specified in Planning Case No. PLAN24-00023; and

WHEREAS, the City Council finds that the proposed Development Code amendments relating to thrift retail stores, landscaping, and tentative map approval periods will result in a more aesthetically pleasing community with more uniform and easily enforceable regulations, and will promote housing by allowing longer approval periods to facilitate housing development; and

WHEREAS, the City Council finds that the proposed amendments relating to thrift retail stores are necessary updates to bring the City's Zoning Ordinance into conformance with new state laws, and that the amendments will work to prevent adverse impacts to General Commercial Zones by instituting regulations associated with donation drop off locations and times, area of establishments dedicated to donation acceptance/processing, as well as enforcement of health and safety issues such as emergency egress and illegal dumping, which are permitted by state law; and

WHEREAS, the City Council finds that the proposed amendments relating to landscaping are necessary to clarify enforceable provisions of the Zoning Ordinance given the varying landscape standards adopted by the City of Victorville over time, and that the amendment will result in aesthetic improvements to the community and new development as mandated by the various development standards and design guidelines included in the Zoning Ordinance; and

WHEREAS, the City Council finds that the proposed amendments relating to the extension of tentative map approval periods promote housing development and are compliant with the Housing Element of the General Plan and assist in working towards meeting the City's regional housing needs allocation, and that application retroactively to recently approved tentative maps is appropriate for the reasons stated above; and

WHEREAS, the City Council finds that multiple definitions and standards will be updated with these amendments, which is pertinent in order to provide a Development Code that is clear, enforceable, and readable by the public and City staff; and

WHEREAS, the City Council finds on their own independent judgment that this project is exempt from the California Environmental Quality Act (CEQA) based upon CEQA Guidelines Section 15061(b)(3), as there is no possibility that the proposed amendment will have a significant effect on the environment inasmuch as the proposed amendment: is aimed at improving and

enhancing landscaping in accordance with the City's water efficient landscaping ordinance; will bring the Victorville Municipal Code into conformance with existing State law regarding thrift retail stores, which are required to be permitted anywhere similar new merchandise is permitted; and will increase approval periods to promote housing development within the City, which is constantly working to meet is regional housing needs allocation as outlined in the Housing Element of the General Plan; and

WHEREAS, Pursuant to Title 7, Division I, Chapter 4, Article 2 of the Government Code of the State of California and Section 16-2.01.060 of the Victorville Municipal Code, a duly noticed Public Hearing was held by the City Council on the 18th day of February, 2025 to hear arguments for and against the code amendments, and after hearing all verbal and written testimony offered, including the Planning Commission's recommendation and minutes, and after thoroughly reviewing and considering the code amendments, the City Council approved the recommendation of the Planning Commission; and

WHEREAS, the City Council declares that, should any provision, section, paragraph, sentence or word of this ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this ordinance as hereby adopted shall remain in full force and effect.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Recitals

The recitals set forth above are true and correct, and are hereby incorporated by this reference as if set forth in their entirety.

Section 2. Certification

The City Clerk shall certify to the passage of this Ordinance and shall cause the same to be published according to law.

Section 3. Retroactive Tentative Tract Map Approval Periods

Previously approved Tentative Tract Maps that would be extended to become or remain active as a result of an initial 48 month approved period included in this amendment are hereby retroactively provided this extension, as outlined in Exhibit “A”.

Section 5. Additions, Deletions, and Revisions of Various Sections of Title 16 to the Victorville Municipal Code

Title 16 of the Victorville Municipal Code is hereby amended as described within Exhibit “B” (with included legend defining editing notes as well as existing, new, and deleted text by means of underscores, strikethroughs, and italicization for reference only).

Exhibit "A"

Retroactive Tentative Tract Maps Extensions					
Case No.	Number of Lots	Approval Date	Current Expiration	SB 9 (12 Months)	AB 2729 (18 Months)
PLAN20-00008	18	01/13/2021	01/13/2024	01/13/2025	07/13/2026
PLAN21-00011	65	10/20/2021	10/20/2024	10/20/2025	04/20/2027
PLAN18-00039	194	02/09/2022	02/09/2025	N/A (AB 2729)	08/09/2026
PLAN21-00040	152	8/10/2022	08/10/2025	N/A (AB 2729)	02/10/2027
PLAN23-00004	6	03/08/2023	03/08/2026	03/08/2027	N/A
PLAN22-00032	72	10/27/2023	10/27/2026	10/27/2027	N/A
PLAN22-00028	210	02/27/2024	02/24/2027	02/24/2028	N/A
PLAN23-00015	132	03/14/2024	03/14/2027	03/13/2028	N/A
PLAN21-00006	298	04/10/2024	04/12/2027	04/12/2028	N/A
PLAN22-00015	108	05/08/2024	05/10/2027	05/10/2028	N/A
PLAN21-00033	107	09/11/2024	09/13/2027	09/13/2028	N/A
PLAN22-00033	61	09/11/2024	09/13/2027	09/13/2028	N/A
PLAN22-00011	131	10/09/2024	10/11/2027	10/11/2028	N/A
PLAN22-00029	53	12/11/2024	12/13/2027	12/13/2028	N/A
PLAN21-00039	39	12/11/2024	12/13/2027	12/13/2028	N/A

Exhibit "B"

Legend
Existing Text
Deleted Text
<i>Revised Text</i>
<u>New Text</u>
{Editing Notes}

Chapter 1: Development Department Article 3: Definitions

Section 16-1.03.010: - Definitions

Decorative rock

colored stones, cobble rock, boulders of varied sizes, quartzite, pea gravel, or decomposed granite ~~or sand~~ used to achieve 100% landscape ground cover with an adequate depth. Grey rock, or blended rock may be considered decorative rock if incorporated into a design with the decorative rock.

Groundcover

a combination of low-lying live vegetation where upon vegetation maturity achieves 100% soil coverage, non-plastic/nylon artificial turf with a minimum length (pile height) of 1¼ inches or decorative rock a minimum of 3-inches in depth used to achieve 100% soil coverage

Lot, small tract

a single-family residential lot, within a recorded tract map, consisting of lots zoned for less than one-half acre in size, excluding ½ acre or larger sized lots within the R-1 initiative areas.

Thrift retail store

A retail store and related donation facility engaged primarily in the sale of secondhand clothing, shoes, apparel, toys, and standard household goods, including furniture, fixtures, and small household appliances, and the collection of those goods for resale. "Thrift retail store" excludes the sale of large household appliances such as refrigerators or stoves and does not include the sale of vehicles or anything automotive-related.

{Editing Notes: "Lot, small tract" definition provided for reference only, no changes proposed.
Position new definitions in alphabetical order with existing definition table}

Chapter 3: Zoning and Land Use Requirements Article 7: Land Use and Special Requirements

Sec. 16-3.07.010: Permitted and conditional land uses – All zoning districts

**Table 7-1 Permitted, Conditional, Accessory and Temporary
Land Uses - All Zoning Districts**

USE	ZONE																	
	AE	A	SR	R1	R2	R3	R4	MDR	RMPD	C1	C2/C4	CA	CM	IPD	M1	M2	PC	HWO
23) RETAIL																		
Building materials	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	P	-	C
Equipment sales & rental	-	-	-	-	-	-	-	-	-	C	C	C	P	C	C	C	-	C
Galleria											P							P
Guns & ammunition	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-
Indoor/outdoor swap meet	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New General Merchandise	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	P
Used General Merchandise	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-
<u>Thrift Retail Store</u>										<u>P</u>	<u>P</u>							<u>P</u>
Wholesale establishment	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	P	-	C

{Editing Note: Excerpt of Table 7-1 only, all other portions of Section 16-3.07.010 and Table 7-1 to remain as currently written}

Sec. 16-3.07.020: Special requirements for certain permitted and conditional uses

(k) Thrift retail stores

(1) Thrift retail stores shall be subject to the following operating requirements:

- i. The drop off and receipt of donations shall only take place during business hours and must be physically accepted by an employee, unattended drop-off donations or the use of donation drop boxes are prohibited.
- ii. The business shall install and maintain signage that identifies where donations are accepted onsite and stipulates that donation drop-offs are prohibited during non-business hours.
- iii. Donations must be accepted only at designated receiving areas at the rear of buildings screened from the public right-of-way, if designed with service door access and parking/unloading areas that do not impede emergency access; alternatively should a donation area visible from the right-of-way be the only feasible means based on building design, a donation acceptance area shall be provided within the building; and all donations shall only be accepted within the enclosed building.
- iv. Donation sites and receiving areas shall be kept clear at all times and regularly cleaned, at no time shall trash or debris be allowed to collect at the donation site. Outdoor storage of used or donated goods or associated collection/processing apparatus is prohibited.

- v. Operation of any equipment utilized to collect or process used or donated good shall take place only within an enclosed area of the building and no exterior evidence of equipment shall be permitted without being screened from public view, as approved by the Zoning Administrator in accordance with the Commercial Design Guidelines.
- vi. The disposal of any used or donated goods shall be conducted in conformance with the guidelines of the City's waste purveyor, including but not limited to compliance with any material recycling standards.
- vii. Thrift retail stores shall operate primarily in a retail capacity, maintaining the display of products for sale on racks, shelving and display areas, at no time shall the donation and receiving area exceed twenty (20) percent of the overall floor area.

{Editing Note: Sec. 16-3.07.020 only, all other sections to remain as currently written}

Chapter 3: Zoning and Land Use Requirements

Article 10: Commercial Districts

Sec. 16-3.10.060: Design guidelines

- (b) Site Planning and Design. Site planning refers to the arrangement of buildings and parking areas, the size and location of pedestrian spaces and landscaping, and how these features relate to one another. Site design addresses the scale and size of outdoor spaces, spaces between buildings and parking areas and the relationship of site elements that create a comfortable pedestrian environment.
- (9) Landscaping. Landscaping within commercial developments shall create a sense of place by establishing a unique and inviting frontage design that incorporates landscape design elements, varying rock sizes and dense plantings that are unique to the project frontage and shall conform to Section 13.60 of the Victorville Municipal Code while incorporating Water Conservation Ordinance 2114 and should incorporate the following design standards:



This formal planting area helps to create a visually stimulating landscape.

- i. Native and low water use plants shall be used in developing the landscaping palette for a project (~~City Ordinance 2114~~).
 - ii. Landscaping should consist of 24-inch, 36-inch and 48-inch box trees (15-gallon size in slopes), 5 and 15-gallon shrubs, and ground cover.
 - iii. Exposed dirt is prohibited.
 - iv. Bark or wood mulch is ~~Wood chips are~~ prohibited as a permanent and primary form of ground cover.
 - v. Decorative rock, with a minimum variety of three sizes/types, shall be used to cover areas that are not completely covered by plant material. Decorative rock shall not cover more than 25% of a planter area and shall have 3" base with weed barrier. ~~Rock size should exceed three-quarter inch.~~
 - vi. A six-inch wide planter curbing is required along the perimeter of all landscaped areas.
 - vii. All planter strips abutting a public right-of-way shall be a minimum of five feet in width and include six inch wide curbing abutting the required planter strip.
 - viii. Where possible, infill projects should connect with adjacent landscaping by using similar plant types, sizes and arrangements.
 - ix. Landscaping should occur around the entire base of the building to soften the edge between the parking lot and the structure. This should be accented at entrances to provide focus.
 - x. Provide special landscaping treatments such as intensifying density (size and/or number) of trees and accent trees at all project entries.
 - xi. Trees and shrubs should be located and spaced to allow for mature and long-term growth. Trees and shrubs should provide minimal root problems.
 - xii. Formal planting designs and color-spots are encouraged in courtyards, plazas and in tree wells along the street frontages.
 - xiii. Planting should be used to screen less desirable areas from public view, i.e., trash enclosures, parking areas, storage areas, loading areas and public utilities. Use evergreen trees to screen unsightly features on-site or off-site.
- (10) Parking Lot Area Planting. Landscaping within parking lots should be given special consideration. These guidelines should provide a parking lot designer with the direction needed to create a functional and attractive parking environment.



- i. Appropriate lighting and landscaping should be provided, including shade trees and lampposts style (Refer to lighting Section of these Guidelines).
- ii. Areas not used for vehicle parking or maneuvering, or for the movement of pedestrians to and from vehicles should be used for landscaping.
- iii. Trees should be distributed throughout the parking lot so as to maximize the aesthetic effect and compatibility with adjoining uses.
- iv. Trees should be located throughout a parking lot and not merely at the ends of parking rows. Trees should be sized at 24-inch box or larger at the time of installation so as to provide shade to parked cars and add aesthetic appeal to the project.
- v. Planter islands and landscape fingers should have a minimum interior dimension of five (5) feet and should be located throughout the parking lot and at the end of all parking rows.
- vi. Where parking spaces or drive aisles abut an interior lot line, a landscaped planter strip should be installed.
- vii. Trash enclosures and loading areas provided in the parking areas shall be screened with landscaping and wall materials.
- viii. Trash enclosures should be separated from adjacent parking stalls by minimum 3-foot wide planters with low-growing plant materials to ensure that adequate space is available for passengers to access a vehicle in an adjacent parking space.

{Editing Note: Sec. 16-3.10.060(b)(9) & (10) only,
all other sections to remain as currently written}

Chapter 3: Zoning and Land Use Requirements

Article 11: Industrial Districts

Sec. 16-3.11.060: Design guidelines

- (b) Site Planning and Design. Quality industrial site design should include controlled site access, service and loading areas located at the sides and rear of buildings, convenient access, visitor parking and on-site circulation, screening of outdoor storage, work areas, and equipment, emphasis on the main building entry and landscaping and landscaped open space.

(7) Landscaping

- (i) Landscaping should be used to define areas by helping to focus on entrances to buildings, parking lots, and loading areas as well as defining the edges of various land uses, providing transition between neighboring properties (buffering), and providing screening for outdoor storage, loading and equipment areas. Enhanced planting, such as larger mature plants and/or closer spacing of plants, should be provided in areas highly visible from public views.

- (ii) Native and low water use plants shall be used in developing the landscaping palette for a project (~~City Ordinance 2114~~).
- (iii) Landscaping should consist of 24-inch, 36-inch and 48-inch box trees (15-gallon size in slopes), 5 and 15-gallon shrubs, and ground cover.
- (iv) Exposed dirt is prohibited.
- (v) Bark or wood mulch is ~~Wood chips are~~ prohibited as a permanent form of ground cover.
- (vi) Decorative rock, with a minimum variety of three sizes/types, shall ~~should~~ be used to cover areas that are not completely covered by plant material. Exposed decorative rock shall not cover more than 25% of a planter area and shall have 3" base with weed barrier.
- (vii) A six-inch wide planter curbing is required along the perimeter of all landscaped areas.
- (viii) All planter strips abutting a public right-of-way shall be a minimum of five feet in width and include six inch wide curbing abutting the required planter strip.
- (ix) Landscaping should be in scale with adjacent buildings and be of appropriate size at maturity to accomplish its intended goals.



Accent planting enhances building entries.

- (x) Use of vines on walls is appropriate in industrial areas because such walls often tend to be large and blank.
- (xi) Trees should be located throughout the parking lot and not simply at the ends of parking aisles. (Refer to the "Parking Lot Area Planting" Section).
- (xii) Trees and shrubs should be located and spaced to allow for mature and long-term growth. Trees and shrubs should provide minimal root problems.
- (xiii) Landscaping should occur at the entire base of the building to soften the edge between the parking lot and the structure. Accent planting should be used around entries and key activity hubs.
- (xiv) Planting should be used to screen less desirable areas from public view, i.e., trash enclosures, parking areas, storage areas, loading areas, public utilities, and mechanical equipment.

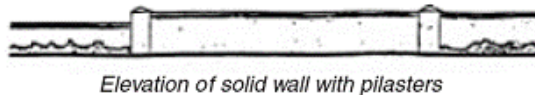
(8) Parking Lot Area Planting

- (i) Appropriate lighting and landscaping should be provided, including shade trees and lampposts style (Refer to lighting Section of these Guidelines).



Trees should be located throughout the parking lot and not merely at the ends of parking rows.

- (ii) Areas not used for vehicle parking or maneuvering, or for the movement of pedestrians to and from vehicles should be used for landscaping.
- (iii) Trees should be distributed throughout the parking lot so as to maximize the aesthetic effect and compatibility with adjoining uses.
- (iv) Trees should be located throughout a parking lot and not merely at the ends of parking rows. Trees should be sized at 24-inch box or larger at the time of installation so as to provide shade to parked cars and add aesthetic appeal to the project.
- (v) Planter islands and landscape fingers should have a minimum interior dimension of five (5) feet and should be located throughout the parking lot and at the end of all parking rows.
- (vi) Where parking spaces or drive aisles abut an interior lot line, a landscaped planter strip should be installed.



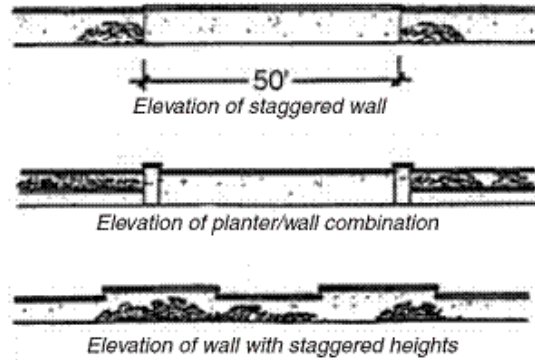
Elevation of solid wall with pilasters



Elevation of wall/wrought iron combination



Elevation of wrought iron with pilasters



Attractive looking walls can be made using various materials and textures and by breaking up the wall plane.

- (vii) Trash enclosures and loading areas provided in the parking areas shall be screened with landscaping and wall materials.
- (viii) Trash enclosures should be separated from adjacent parking stalls by minimum 3-foot wide planters with low-growing plant materials to ensure that adequate space is available for passengers to access a vehicle in an adjacent parking space.

{Editing Note: Sec. 16-3.11.060(b)(7) & (8) only,
all other sections to remain as currently written}

Chapter 3: Zoning and Land Use Requirements

Article 24: General Development Requirements and Exceptions

Sec. 16-3.24.030: Landscape standards

The purpose of the landscaping requirements in this Section shall be to protect the general welfare by enhancing, conserving and encouraging pleasant and attractive surroundings in all zones of the City.

(a) General provisions applicable to all new development and existing lots:

- (1) All landscaping shall be in accord with Section 13.60 of this Code and installed with a permanent irrigation system.
- (2) All landscaped areas shall be maintained in a neat, clean, orderly and healthful condition. This includes proper pruning, mowing of lawns, removal of weeds, removal of litter, fertilizing, and replacement of plants where necessary, the regular watering of all plants and the repair of landscape edging/curbing. Property owners shall provide a means to keep decorative rock in-place (i.e. landscape edging, mow curbing, etc.).
- (3) All areas landscaped with decorative rock, pea gravel or decomposed granite (DG) shall include an unexposed permanent weed barrier. The weed barrier shall be opaque, breathable and permeable as well as durable (does not stretch or tear using bare hands). Excluding single-family homes, weed barrier installation may be waived by the Planning Commission or Zoning Administrator if the soil is treated with a pre-emergent weed application prior to rock installation and the landscaping is regularly maintained by a licensed commercial landscaping business. Decorative rock shall be contained in place

with the use of landscape edging/curbing to prevent scattering onto the sidewalk or driveways. All areas landscaped with decorative rock shall be treated and/or maintained regularly to control weeds.

- (4) All front yard areas installed with drought tolerant landscaping or those converted from water intensive landscaping to drought tolerant landscaping, must permanently remain drought tolerant in accord with Section 13.60.

(b) Single-family landscape standards.

(1) Front yard landscape standards

- (i) This section applies to all landscaping installed in small tract lots in conjunction with a building permit for a primary dwelling unit issued after 1-20-2015, the effective date of Ordinance No. 2322, and includes those installed as a part of a tract development or individual single-family homes.
- (ii) All front and street side yards visible from the street shall be covered with landscaping, excluding paved driveways and walkways, which shall be well-maintained and free of weeds.
- (iii) All required front and street side yard areas, shall have a minimum of fifty (50) percent landscaping free of paved parking and driveway areas. Any areas used for pedestrian access or other landscape features utilizing paved areas shall be permitted administratively at the discretion of the Zoning Administrator or his designee.
- (iv) Decorative rock, with a minimum variety of three sizes/types and minimum depth of 3", shall be used as a permanent and primary form of groundcover within the front yard. Bark or wood mulch within the front and street side yard shall not be used as a permanent or primary form of ground cover within landscape areas, unless located within a flowerbed that is regularly maintained.
- (v) Front and street side yard landscaping shall at a minimum include an arrangement or combination of trees (fifteen gallon minimum), shrubs, and live ground cover that is irrigated by an automatic drip or sprinkler watering system. In no case shall decorative rock exceed fifty (50) percent of landscaped area, which shall be calculated by excluding the spread of plants at maturity.
- (vi) Front and street side yard landscaping shall be maintained with the requisite minimum amount and size of trees, shrubs, and live ground cover that was installed and approved in conjunction with the building permit that authorized its original installation.

(2) Non-conforming front yard landscape standards

- (i) This section applies to all existing landscaping within small tract lot subdivisions that was installed before the effective date of Ordinance No. 2322, 1-20-2015.
- (ii) All front and street side yards visible from the street shall include landscaping, excluding paved driveways and walkways, which shall be well-maintained and free of weeds.
- (iii) All required front and street side yard areas shall have a minimum of fifty (50) percent free of paved parking and driveway areas. Any areas used for pedestrian access or other landscape features utilizing paved areas shall be permitted administratively at the discretion of the Zoning Administrator or his designee.
- (iv) Decorative rock with a minimum depth of 3" shall be used as a permanent and primary form of groundcover. Bark or wood mulch within the front and street side yard shall not be used as a permanent or primary form of ground cover within landscape areas,

unless located within a flowerbed that is regularly maintained. Exposed dirt is prohibited.

(v) Front and street side yard landscaping shall at a minimum include an arrangement or combination of trees (fifteen gallon minimum), shrubs, and live ground cover that is irrigated by a drip or sprinkler watering system. Plant material should produce a minimum twenty-five (25) percent yard coverage calculated at plant maturity. In no case shall exposed decorative rock exceed seventy-five (75) percent of the landscaped area at maturity.

(vi) Should applicable city records be available for confirmation, front and street side yard landscaping shall be maintained with a matching amount and size of trees, shrubs, and live ground cover that was installed and approved in conjunction with the building permit that authorized its original installation, if in compliance with Water Efficient Landscaping standards outlined in Chapter 13.60 of Title 13 of this Code.

~~(1) All front and street side yards visible from the street shall be covered with landscaping, excluding paved driveways and walkways.~~

~~(2) All required front and street side yard areas, shall have a minimum of fifty (50) percent landscaping free of paved parking and driveway areas. Any areas used for pedestrian access or other landscape features utilizing paved areas shall be permitted administratively at the discretion of the Zoning Administrator or his designee.~~

~~(3) Bark or mulch within the front and street side yard shall not be used as a permanent form of ground cover within landscape areas, unless located within a flowerbed that is regularly maintained.~~

~~(4) Front and street side yard landscaping shall at a minimum include an arrangement or combination of trees (fifteen gallon minimum), shrubs, and live ground cover. In no case shall decorative rock exceed fifty (50) percent of landscaped area, which shall be calculated by excluding the spread of plants at maturity.~~

~~(5)~~(3) Exceptions to single-family landscape standards:

~~(i) Existing small tract lots covered with landscaping and well maintained, as so required by this Title, shall not be required to comply with subsection (4).~~

~~(ii) Existing non-small tract lots shall not be subject to subsections (1) and (2) through (4); however, any lot with previous or currently existing landscaping shall be maintained and free of weeds, as required by this Title or any associated entitlement.~~

(c) Multi-family landscape standards. All areas of the site not occupied by buildings, improvements for the storage of vehicles and access thereto, or improved recreational facility shall be landscaped. Submission of a landscape plan shall be required for all multi-family residential housing. All existing multi-family residential housing that fails to comply with this regulation shall have two years from the effective date of approval of the requirements to submit and gain approval of a landscape plan and install said landscaping. Landscape plans shall be submitted for administrative approval in accordance with the following standards:

(1) The type of plants used for landscaping shall be able to survive in the local climate.

(2) Decorative rock, with a minimum variety of three sizes/types, shall be used as a permanent form of groundcover. Bark or wood mulch shall not be used as a permanent and primary form of ground cover within landscape areas, unless located within a flowerbed that is regularly maintained. Exposed dirt within landscaped areas is prohibited.

- (3) Plans shall include a variety of plant types such as ground covers, shrubs, trees and turf. The use of decorative rock shall not exceed 25% of the landscape area. Further, the landscape plan shall include the maximum spacing of all plants as follows:
 - (i) Ground cover - eighteen inches on center.
 - (ii) One gallon plants - three feet on center.
 - (iii) Five gallon plants - five feet on center.
- (4) Plants used for required screening purposes (trash enclosures, storage areas, utility equipment) shall be a minimum of five gallon size and spaced at a maximum of four feet on center.
- (5) Every site shall contain at least two 24-inch box trees for each half acre of lot size.
- (6) Parking lots within multi-family developments shall meet the development standards listed within subsection (d).
- (d) Landscaping requirements for nonresidential lots and parking areas are as follows:
 - (1) All non-residential lots which abut a dedicated street shall have a planter strip along the entire property abutting the dedicated street, excluding all driveway approaches. The planter strip shall have a minimum interior width of five feet. Properties along Highways 18 (Palmdale Road) and 395 shall have a planter strip with a minimum interior width of ten feet to accommodate any applicable development standards for landscape palettes for thoroughfares.
 - (2) All nonresidential parking areas requiring four or more parking stalls shall provide the following interior and peripheral landscaping:
 - (i) All landscaping areas shall be surrounded by a concrete curb or other approved curbing having a minimum height and width of not less than six inches, including planters that abut the public right-of-way sidewalk. Landscaped areas without curbing may be substituted upon review and approval of the Zoning Administrator.
 - (ii) A minimum five-foot interior width landscape planter strip where any parking spaces and/or drive aisles abut an interior lot line or building.
 - (iii) One twenty-four-inch box tree with approved ground cover for every eight parking spaces evenly dispersed throughout the parking area within landscape fingers or tree wells:
 - (A) Landscape fingers and tree wells shall have a minimum interior width of five feet as measured perpendicularly from side curb;
 - (B) Tree wells are only permitted when parking spaces are in double stacked rows, unless otherwise approved by the Planning Commission when utilized to increase compliance with the Commercial Design Guidelines; and
 - (C) Double stacked landscape fingers shall have a minimum of two twenty-four-inch box trees.
 - (iv) A minimum five-foot interior width planter island shall be located at the end of every parking aisle/row.
 - ~~(v) All landscaping areas shall be surrounded by a concrete curb or other approved curbing having a minimum height and width of not less than six inches. Landscaped areas without curbing may be substituted upon review and approval of the Director of Planning.~~

- (vi) All parking spaces abutting landscape areas shall include access and maintenance measures as follows:
 - (A) Landscape areas used as front parking space overhang area shall include two feet additional interior width and be paved in accordance with Figure 21-3 entitled "Concrete Curb/Wheel Stop" or be landscaped with durable ground cover that will not damage vehicles *and be designed exclusive of the minimum required planter widths*; and
 - (B) Landscape areas abutting the side of parking spaces, excluding individual tree wells, shall include one foot additional interior width and be paved to allow for vehicle doors to open freely and not impede passenger access to or from vehicles.
- (vii) All landscaped areas shall be provided with a suitable permanent water system.
- (viii) Required planters shall not exceed a three foot horizontal to one foot vertical slope ratio.
- (ix) Rock ground cover shall not exceed twenty-five percent of the total for any landscaped area and such structural features as fountains, pools or art works, but such objects alone shall not meet the requirements of this Section.
- (x) The maximum spacing of all plants within the parking area is as follows:
 - (A) Ground cover—eighteen inches on center.
 - (B) One gallon plants—three feet on center.
 - (C) Five gallon plants—five feet on center.
- (e) Landscaping Maintenance. All landscaped areas and approved curbing shall be maintained in a neat, clean, orderly and healthful condition. This includes proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants where necessary, the regular watering of all planting and the repair of landscaped curbing.

Chapter 4: Subdivision Regulations (Private Development)

Article 2: Tentative Maps

Sec. 16-4.02.030: Expiration of tentative map approval

- (a) An approved or conditionally approved tentative map shall expire ~~thirty-six~~ forty-eight months after its approval or conditional approval. Additional automatic extensions to the approved or conditionally approved tentative map shall be in accordance with the Subdivision Map Act.
- (b) Upon application of the subdivider filed prior to the expiration of the approved or conditionally approved tentative map, the time at which the map expires may be extended by the Planning Commission for any period deemed appropriate and allowed under the Subdivision Map Act.
- (c) For the purposes of tentative map expiration, "timely filing" of the final map, ~~means the receipt of any outside agency approvals, compliance with conditions of approval, acceptance of improvement security after all required certificates or statements on the map have been signed and/or acknowledged, and completed plan check without required corrections. as provided for by Section 66452.6 (d) of the Subdivision Map Act, is defined as acceptance of~~

the final map on mylar by the City Engineer, as well as the completion of the following requirements:

- (i) Signed completion of all required certificates and statements (Surveyor's or Engineer's Statement, Owners' Statement, County Auditor's Certificate, and County Board of Supervisors' Certificate);
- (ii) Receipt of any outside agency approvals;
- (iii) Compliance with the adopted Planning Commission or City Council Conditions of Approval, as applicable;
- (iv) Acceptance of the subdivision improvement agreement and security; and
- (v) Submission of public improvement plans on mylar for approval by the City Engineer.