

18.09.010 - General.

It shall be unlawful for any person, firm or corporation to:

1. Erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment in the City regulated by this title, or cause same to be done, in conflict with or in violation of any of the provisions of this title, municipal code or other ordinances of the City or laws and statutes of the State. Maintenance of any building, structure or equipment that was unlawful at the time it was erected, constructed, altered, extended, repaired, moved, removed, demolished or occupied and which would be unlawful under this title if completed after the effective date of this title shall constitute a continuing violation of this title.
2. Grade, excavate or fill any land in the City regulated by this title, or cause same to be done, in conflict with or in violation of any of the provisions of this title, municipal code or other ordinances of the City or laws and statutes of the State.
3. Install, alter, repair, replace, add to, relocate, use or maintain electrical systems, equipments, appliances, fixtures, fittings and appurtenances thereto in the City, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this title, municipal code or other ordinances of the City or laws and statutes of the State. Maintenance of electrical installation that was unlawful at the time it was installed and which would be unlawful under this title if installed after the effective date of this title shall constitute a continuing violation of this title.
4. Use or maintain any plumbing, gas piping or water piping or to use, occupy or maintain any building, structure or premises containing any plumbing, gas piping or water piping in the City, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this title, municipal code or other ordinances of the City or laws and statutes of the State. Maintenance of plumbing or plumbing installation that was unlawful at the time it was installed and which would be unlawful under this title if installed after the effective date of this title shall constitute a continuing violation of this title.
- 5.

Erect, install, alter, repair, relocate, add to, replace, use, or maintain heating, ventilating, cooling, or refrigeration equipment in the City, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this title, municipal code or other ordinances of the City or laws and statutes of the State. Maintenance of mechanical equipment that was unlawful at the time it was installed and which would be unlawful under this title if installed after the effective date of this title shall constitute a continuing violation of this title.

The permissive provisions of this title shall not be presumed to waive any limitations imposed by any of the provisions of this title, municipal code or other ordinances of the City or laws and statutes of the State.

( ORD-19-0031 § 1(Exh. A), 2019; ORD-16-0026 § 1(Exh. A), 2016)

#### 18.08.010 - Certificate required for use or occupancy.

In order to safeguard life and limb, health, property and public welfare, no building or structure shall be used or occupied, and no change in the existing use or occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy therefore as provided in this chapter.

##### EXCEPTIONS:

1. Unless it is specifically required by the Building Official or other provisions of this title, municipal code or other ordinances of the City or laws and statutes of the State, no existing building or structure, or portion thereof, shall require a Certificate of Occupancy, provided:
  - a. The occupancy and use housed therein is the same for which the original building permit was issued and a final inspection approved,
  - b. Alteration or repair are minor in nature and does not affect fire life-safety or structural stability of a building or structure, or portion thereof, as determined by the Building Official, and
  - c. The occupancy or use of a building or structure, or portion thereof, housing a Group A or E occupancy and has not been discontinued for a period of more than six (6) months.
2. No structure, the architecture of which inhibits occupancy, shall require a Certificate of Occupancy.
3. Certificate of Occupancy are not required for work not in scope of this title under Section 18.01.040 or work exempt from permits under Section 18.04.020.

Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this title, municipal code or other ordinances of the City or laws and statutes of the State. Certificates presuming to give authority to violate or cancel the provisions of this title, municipal code or other ordinances of the City or laws and statutes of the State shall not be valid.

( ORD-19-0031 § 1(Exh. A), 2019; ORD-16-0026 § 1(Exh. A), 2016)

#### 18.04.010 - Permits required.

- A. Building permits. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remodel, move, remove, improve, convert or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure, in the City without first obtaining a permit covering such work from the Building Official.
- B. Grading permits. No person, firm or corporation shall commence or perform any grading, and no person shall import or export any earth materials to or from any grading site, without first having obtained a permit therefore from the Building Official. Any grading project involving more than one hundred (100) cubic yards of excavation and involving an excavation in excess of five (5) feet in vertical depth at its deepest point measured from the original ground surface shall be done by a State of California licensed contractor who is licensed to perform the work described herein. A separate permit shall be required for each grading site. One (1) permit may include the entire grading operation at that site, however.
- C. Electrical permits. No new electrical installation shall be made nor any alteration or addition performed to any existing wiring, nor shall any wiring for the placing or installation of any electric light, power or heating device, or any apparatus which generates, transmits, transforms or utilizes electricity operating at a voltage exceeding twenty-five (25) volts between conductors or capable of supplying more than fifty (50) watts, be made without first obtaining an electrical permit. A separate permit shall be obtained for the electrical wiring or installation in each separate building or structure.
- D. Plumbing permits. No person, firm or corporation shall construct, install or alter any plumbing, water piping, gas piping, water heater, water heater vents, water treating equipment, or any appliance or device regulated by this title without obtaining a plumbing permit approving the proposed quality and character of workmanship and materials. Where a building is demolished or removed from its site, a permit and inspection is required to verify that the building sewer, water and gas service is properly capped to the satisfaction of the Building Official. A separate permit shall be obtained for the plumbing installation in each separate building or structure.
- E.

Mechanical permits. No person, firm or corporation shall install, alter, reconstruct or repair any heating, ventilating, cooling, or refrigeration equipment unless a permit therefore has been obtained from the Building Official except as otherwise provided in this title. A permit shall be obtained for all heating, ventilating, cooling, or refrigeration equipment, moved with, or installed in, any relocated building. A separate permit shall be obtained for the equipment installed in each separate building or structure.

- F. Combination permits. A single combined permit may be issued for the construction of any one- or two-family dwelling and related accessory building and structure, or additions or alterations thereto, which includes all building, electrical, plumbing, gas, mechanical, heating, ventilating and air conditioning work.
- G. Sign permits. No person, firm or corporation shall construct any signs and billboards without first obtaining a permit covering such work from the Building Official.

No person, firm or corporation shall hang, suspend or otherwise affix any sign, street banner, pole banner, flag, pennant or street decoration on any street light pole, traffic signal pole or over and above any street unless a permit to do so is first obtained from the City Manager. Permits issued pursuant to this section shall be in accordance with the provisions of Chapter 16.55 of Title 16, the City's policy on City sponsorship, corporate recognition and advertising, as adopted on July 23, 1996, as amended from time to time, and any guidelines that may from time to time be approved by the City Council.

EXCEPTION: The above provisions shall not apply to any sign or advertising matter lettered upon the surface of any awning, provided the awning is securely attached to a building and is not less than seven (7) feet above the sidewalk level immediately below.

- H. Temporary permits. Before commencing the construction of any work for temporary structures or uses including but not limited to, reviewing stands, bleachers, tents, sheds, canopies or fences used for the protection of the public around and in conjunction with construction work, and other miscellaneous structures, a temporary permit authorizing such work shall be obtained therefore from the Building Official. Temporary permit may be restricted in the following conditions:

- 1.

Application for permit. Except for canopies or fences used for the protection of the public around and in conjunction with construction work, application for permit shall be filed with and approved by the Building Official prior to the construction, erection or operation of any device, structure, or any work regulated by this title for temporary structure or use.

2. Time limit. Such construction shall be occupied or used only for the period set forth in Subsection 18.04.060.A.
3. Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this title as necessary to ensure public health, safety and general welfare. Such temporary structures and temporary uses need not comply with the type of construction or fire-resistive time periods required by this title.
4. Temporary power. The Building Official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the California Electrical Code adopted in Chapter 18.42.
5. Inspection. Notwithstanding Chapter 18.07 to the contrary, request for inspection must be received at least five (5) days prior to public use or occupancy.
6. Removal after expiration. All temporary construction or installations shall be demolished or removed within five (5) days after the expiration of the permit.
7. Termination of approval. The Building Official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

I. Other permits.

1. Other permits must be obtained as required pursuant to any other provisions of this title, municipal code or other ordinances of the City or laws and statutes of the State.
- 2.

#### 18.07.040 - Approvals required.

No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the written approval of the Building Official. The Building Official, upon notification pursuant to Section 18.07.030 by the person, firm or corporation performing the work, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or their duly authorized agent wherein the same fails to comply with the provisions of this title, municipal code or other ordinances of the City or laws and statutes of the State. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official. Such written approval shall be given only after an inspection has been made of each successive step in the construction as indicated by each of the inspections required or conditions stipulated in Section 18.07.050. There shall be a final inspection and approval on all buildings or equipment installations when completed and ready for occupancy or use.

#### EXCEPTIONS:

1. For temporary connection, the Building Official may give written permission to furnish electric current to or the use of electric current through any electrical wiring if such electrical wiring may be used safely for such purposes, and that there exists an urgent necessity for such use.
2. The requirements of this section shall not be considered to prohibit the operation of any heating equipment installed to replace existing heating equipment serving an occupied portion of a building, in the event a request for inspection of such heating equipment has been filed with the Building Official not more than forty-eight (48) hours after such replacement work is completed, and before any portion of such equipment is concealed by any permanent portion of the building.

( ORD-19-0031 § 1(Exh. A), 2019; ORD-16-0026 § 1(Exh. A), 2016)

No person, firm or corporation shall commence moving of buildings or structures in the City without first complying with the provisions in Chapter 18.60 and obtaining a moving permit covering such work from the Building Official.

3. No person, firm or corporation shall commence drilling or redrilling for and the production of petroleum, abandonment of wells and the removal of all equipment related to the well, or maintain and operate any wells for petroleum operation without first complying with the provision in Title 12 and obtaining a permit covering such work from the Building Official.

( ORD-19-0031 § 1(Exh. A), 2019; ORD-16-0026 § 1(Exh. A), 2016)



#### 21.31.245 - Accessory structures.

Attached and detached accessory structures shall be subject to the development standards indicated in Table 31-3 and as otherwise specified in this Section. Where no specific development standard is indicated, the standards for principal structures shall apply.

A. **Garages.** This Subsection establishes the development standards for the location, height and size of a garage. The required number of parking spaces, parking stall size, turning radius and other parking standards are specified in Chapter 21.41 (Off-Street Parking and Loading Requirements) of this Title.

1. **Setbacks.**

- a. If the garage takes direct access from a street, the garage shall be set back twenty feet (20') from the street property line. If the garage door does not face the street, the setback shall be the same as required for principal use structures.
- b. In the rear half of a lot, a garage may be located directly on the rear property line and on one (1) side property line, provided the other side yard is at least three feet (3') wide (except for permitted projections, see Table 31-3). Otherwise, the standards for setbacks of the principal use structures shall apply. Garages shall not be allowed in street side yard of a corner lot.
- c. In the R-1-L Zone, the garage shall be set back fifty feet (50') from the street property line.

2. **Size.** Garages for single-family residences shall not exceed seven hundred (700) square feet in size and for two-family residences, shall not exceed one thousand one hundred (1,100) square feet in size.
3. **Height.** No garage shall exceed one-story and thirteen feet (13') in height. Mezzanines and lofts shall not be permitted.
4. **Other Uses in Garage.** Laundry facilities, work benches and similar uses may be located in the garage, provided such uses do not encroach into the required parking area. If such a use or room is separated from the parking area in the garage by a solid wall, the room shall be considered an additional accessory structure and shall conform to applicable standards specified in Subsection 21.31.245.C of this Title.

5. **Garages In R-3 and R-4 Zones.** Garages in R-3 and R-4 Zoning Districts, for projects with three (3) or more units on a lot, shall conform to the standards set forth in Table 31-7. For projects with one (1) or two (2) units on a lot, the standards of this Subsection 21.31.245.A shall apply.
- B. Common recreational room or buildings shall be permitted only in multifamily residential developments containing twenty-one (21) or more dwelling units, unless otherwise permitted by site plan review. Such rooms shall be developed in accordance with the following standards:
1. **Setbacks.** Street, front, side and rear yard setbacks shall be the same as those established by Subsection 21.31.245.A.1 for garages in the R-3 and R-4 Districts.
  2. **Size.** The size of such rooms shall be limited to five hundred (500) square feet. Larger sizes may be approved through the site plan review process.
- C. **Other Attached and Detached Accessory Buildings and Structures.** All other permitted attached and detached accessory buildings shall be developed in accordance with the following standards:
1. **Use.** An attached and detached accessory building shall be used as a workshop for noncommercial hobbies or amusement; for artistic endeavors; for storage; or for other similar purposes customarily related to a residential use. These structures shall not contain bathing or cooking facilities and shall not be utilized as "dwelling units" (as defined in Section 21.15.910);
  2. **Location.** An attached or detached accessory building shall be located only in the rear half of a lot. The building may be built directly on the rear property line and on one (1) side property line, provided the other side yard is at least three feet (3') wide and has no structures or projections located in it and the structure is not located in the street side yard of a corner lot;
  3. **Size.** Such buildings shall not exceed three hundred (300) square feet or five percent (5%) of the lot area in size, whichever is smaller;
  4. **Height.** No detached accessory building shall exceed one-story and thirteen feet (13') in height. Mezzanines and lofts shall not be permitted; and

5. **Prohibited in R-1-S, R-1-M, R-2-S and R-2-I Zones.** Detached accessory buildings are prohibited in R-1-S, R-1-M, R-2-S and R-2-I Zones.
- D. **Radio and Television Antennas.** Development standards are contained in Chapter 21.45 (Special Development Standards).
- E. **Swimming Pools and Spas.** Development standards are contained in Chapter 21.45 (Special Development Standards).
- F. **Trash Receptacles.** Trash receptacles shall be provided as follows:
  1. **One to Three Units.** Adequate receptacles shall be provided for each unit.
  2. **Four or More Units.** Common trash areas shall be provided in sufficient quantity to accommodate all refuse generated. Trash receptacle enclosures shall be provided as indicated in Chapter 21.45 (Special Development Standards).

(Ord. C-7663 § 7, 1999; Ord. C-7378 § 7, 1995; Ord. C-7326 § 10, 1995; Ord. C-7247 § 12, 1994; Ord. C-7032 §§ 21, 22, 1992; Ord. C-6933 § 22, 1991; Ord. C-6822 § 11, 1990; Ord. C-6684 § 41 (part), 1990; Ord. C-6533 § 1 (part), 1988)

**Table 31-7**  
**Garages in R-3 and R-4 Zone Districts**

	<b>Setbacks (a, *):</b>		
<b>Type of Garage</b>	<b>Front/Side Street</b>	<b>Side/Rear(**)</b>	<b>Maximum Height</b>
1. On grade	30' from street property line(s) and shall be screened by residential use from all street frontages	In the front half of the lot: no projections into the required yard. In the rear half of the lot: 5' from property line	Projecting into required yard area—13'. Outside of required yard area—same as principal structure

2. Semi-subterranean	Required yard area***	Same as on-grade garage	Not to exceed 4' above grade***
3. Subterranean	None	None	Below grade

(a) For developments of 1 or 2 units on a lot, refer to Subsection 21.31.245.A.

\* For 3 or more units, no vehicle shall be permitted to back into the street.

\*\* Along the interior property lines, a minimum of 5 feet landscaping buffer shall be provided in accordance with Section 21.42.040 (landscaping standards).

\*\*\* Through a site plan review process, the maximum height of semi-subterranean garages may be increased.

( ORD-19-0028 § 11, 2019; Ord. C-7326 § 11, 1995)

21.41.170 - Established uses.

The number of existing off-street parking and loading spaces shall not be reduced, or in any other way modified, below the standards required by this Title.

(Ord. C-6533 § 1 (part), 1988)

21.41.150 - Maintenance.

All parking facilities and loading areas shall be maintained in a neat and orderly condition and shall be clear of obstruction by any object including appliances, hobby equipment, storage of nonoperational vehicles, and the like.

(Ord. C-6533 § 1 (part), 1988)

21.41.206 - Parking—Nonconforming.

Nonconforming parking shall comply with the provisions of Chapter 21.27,  
Nonconformities, of this Title.

(Ord. C-7663 § 26, 1999; Ord. C-6533 § 1 (part), 1988)

21.41.209 - Parking—Rental or sale of residential parking.

Required parking for all residential uses shall be considered an inseparable part of a residential unit or development, and required parking shall not be rented or sold.

(Ord. C-6533 § 1 (part), 1988)