DRB HANDBOOK

MULTIPLE FAMILY RESIDENTIAL

CITY OF LAKEWOOD
CALIFORNIA

THE DEVELOPMENT REVIEW BOARD

The General Plan of the City of Lakewood has been established to guide and promote the orderly growth and development of the community. The goals of the City, specified in the General Plan, are carried out, in part, through the architectural review of all development within the municipality. The Development Review Board (DRB) has been created to administer this process and consists of a registered architect, a landscape architect, and the Director of Community Development. Prior to plan check by the City's Community Development Department, development proposals are reviewed by the Board to insure that the design enhances both individual property values and the general aesthetic character of the City. Applications reviewed at a DRB meeting will be given approval, conditional approval, or denial, based on the Board's policies and the direction of the City Council. Once DRB approval is obtained, building plans may be submitted for plan check, after which building permits are issued and work can begin.

DRB approval is required for construction or modification of all multiple family residential structures in the City of Lakewood. More specifically, approval is required for:

1. New construction of multi-family units, including mobile homes and mobile home parks;
2. Additions to or exterior remodeling of existing multi-family units;
3. Patio covers, screened or open, which are visible from the street;
4. Roof mounted solar equipment that does not conform with the City's policy;
5. Other roof mounted mechanical equipment, such as air conditioning units; and
6. General site modifications (i.e., changes in the off-street parking or landscaping design, addition of trash enclosures, addition or modification of signs.

It is recommended that you discuss preliminary plans with the Planning staff of the Community Development Department to determine if DRB approval is required for your proposal.

MEETING SCHEDULE

DRB meetings are held the:

SECOND AND FOURTH WEDNESDAYS OF EACH MONTH

Residential Review – 9:20 A.M.
Commercial and Industrial Review – 11:00 A.M.

PLANS MUST BE SUBMITTED FOURTEEN (14) DAYS BEFORE THE NEXT SCHEDULED DRB MEETING

There is no fee for development review. Meetings are informal in nature and open to the public.

SUBMITTAL REQUIREMENTS FOR NEW MULTIPLE FAMILY DEVELOPMENTS

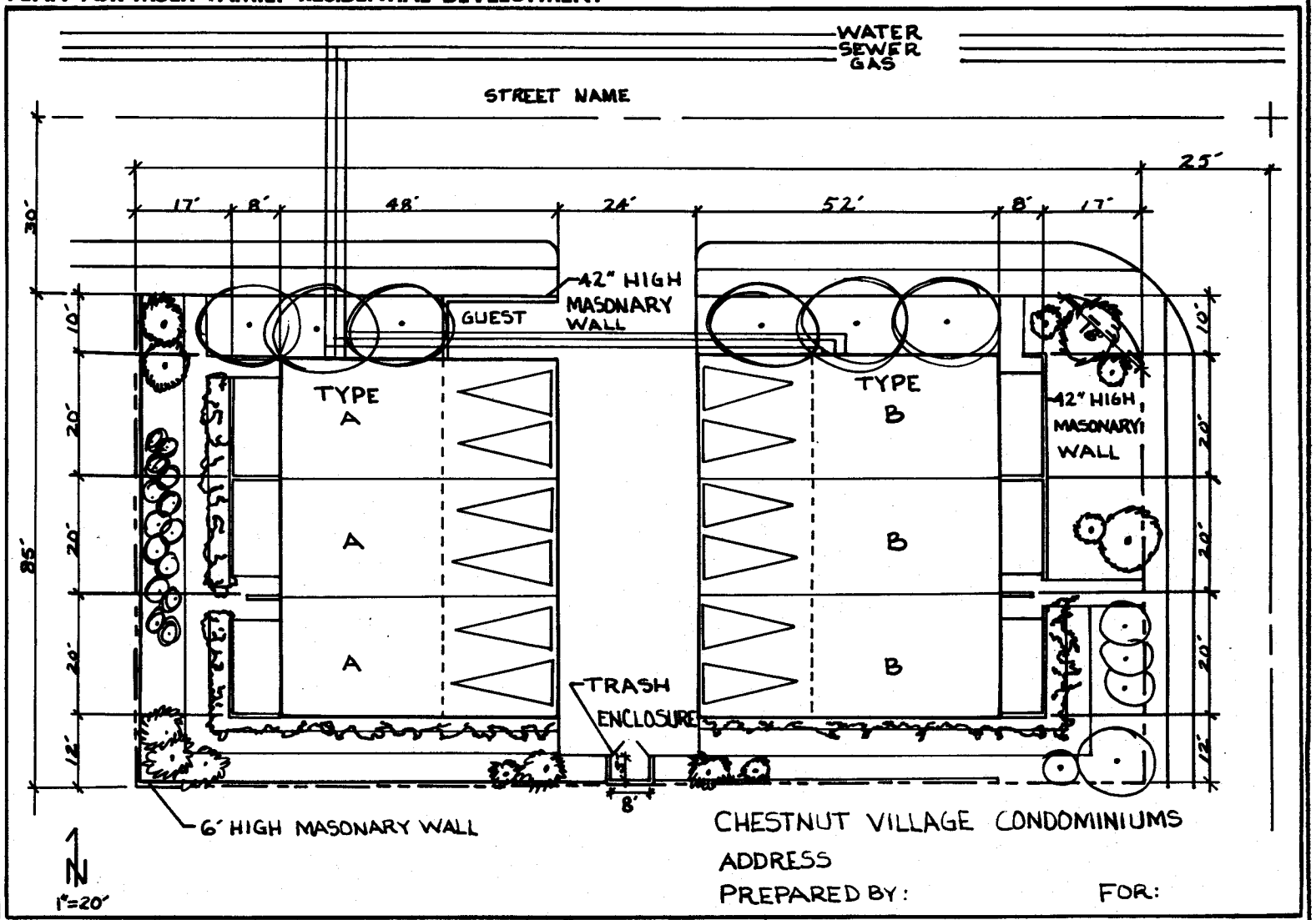
The following items are required for review:

1. **Development Review Board Application Form** – Available from the Community Development Department.
2. **Site Plan** –(4 copies)– Prepared by an architect or building designer showing: (Exhibit 1)
   a. North arrow and scale (not less than 1" = 30');
   b. Title Block which shall include:
      i. Name of development
      ii. Date plan was prepared
      iii. Name of person and/or firm preparing plans
      iv. Name and address of applicant;
   c. Location and dimensions of all property boundary lines;
   d. Location and dimensions of all existing and proposed structures, distances between structures, and distances from property lines to structures;

EXHIBIT 1: SAMPLE SITE PLAN FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT

LEGEND

GROSS SITE AREA:
14,875 S.F.
GROUND FLOOR AREA:
6,000 S.F.
PERCENT LOT COVERAGE:
40.3%
GROSS FLOOR AREA:
12,000 S.F.
NUMBER OF UNIT:
6
LIVING AREA:
TYPE A: 1,520 S.F.
TYPE B: 1,600 S.F.
NUMBER BEDROOMS:
TYPE A: 2
TYPE B: 2
SITE AREA PER UNIT:
2,479 S.F.
OPEN SPACE PER UNIT:
PRIVATE: 480 S.F.
COMMON: 3,498 S.F.
TOTAL: 3,978 S.F.
PARKING REQUIRED:
12 ENCLOSED PARKING SPACES
1 GUEST SPACE
DENSITY:
17.6 UNITS/ACRE



e. Interior traffic circulation pattern specifying location and dimensions of parking spaces, driveways, aisles, loading areas, and pedestrian access routes, (see DRB Parking Handbook for more information on parking lot design criteria);

f. Existing and proposed area designated for landscaping;

g. Location, type, and dimensions of all recreational facilities;

h. Location of areas for trash enclosures and for laundry;

i. Location and height of all walls and fences;

j. Location, height, and type of illumination used for exterior lighting, if any;

k. The name, location, and width of all adjacent public and private streets and any proposals for street widening;

l. Location and width of public or private easements and location of underground utilities; and

m. A legend specifying

- Gross area of site
- Ground floor area
- Percent lot coverage
- Gross floor area
- Number of dwelling units
- Floor area per unit type
- Bedrooms per unit type
- Site area per dwelling unit
- Open space per dwelling unit
- Density - (units per acre)
- Calculations of required number of parking spaces.

3. **Floor Plans** –(4 copies)– all existing and proposed structures; prepared to a scale of not less than 1/8" = 1', and indicating total for each unit and all ancillary facilities.

4. **Elevations** –(4 copies)– front, side, and rear exterior elevations of buildings; prepared to scale of not less than 1/8" = 1', showing:

   a. Height and dimensions of structures;

   b. Architectural features and treatment of exterior surfaces, specifying materials and colors to be used;

   c. Fences, walls, trash enclosures, and landscaping; specifying height, materials, and surface treatment;

   d. Exterior mechanical equipment and proposals for its screening;

   e. Signs, showing dimensions, height from grade level, and means of lighting, if any; and

   f. Title Block (Same as for site plan).

5. **Landscape Plans** – (4 copies)
(See DRB Landscape Handbook for more information about landscape design criteria.) Shall include the following:

   a. Complete site plan prepared according to instructions indicated under 2, and showing:

      i. Location and size of landscaped areas, specifying plant materials to be used;

      ii. Proposed and existing tree locations;

      iii. Container size and botanical and common names for all plants, trees, shrubs, and ground cover; and

iv. Tabulations of square footage of all landscaped areas, total percentage of parking devoted to landscaping, and total area and percentage of site devoted to landscaping in excess of the minimum required for parking lots;

b. Automatic irrigation plan (2 copies)

c. Elevations (2 copies) prepared according to instructions previously indicated under 4;

6. **Trash Enclosure Details** – Shall include the following:

a. Site Plan (2 copies) prepared according to instructions previously indicated under 2;

b. Elevations (2 copies) prepared according to instructions previously indicated under 4;

c. Trash enclosure specifications (2 copies) prepared to show structural details of enclosure itself. (Lakewood's specifications for trash enclosures are presented on the following page in Exhibit 2.)

7. **Sign Details** – Shall include the following if signs are to be provided on the site:

a. Site plan (2 copies) prepared according to instructions previously indicated under 2;

b. Elevations (2 copies) prepared according to instructions previously indicated under 4; and

c. Sign copy (2 copies) prepared to show dimensions of sign and sign copy; one (1) copy should be colored or photographs of the same provided.

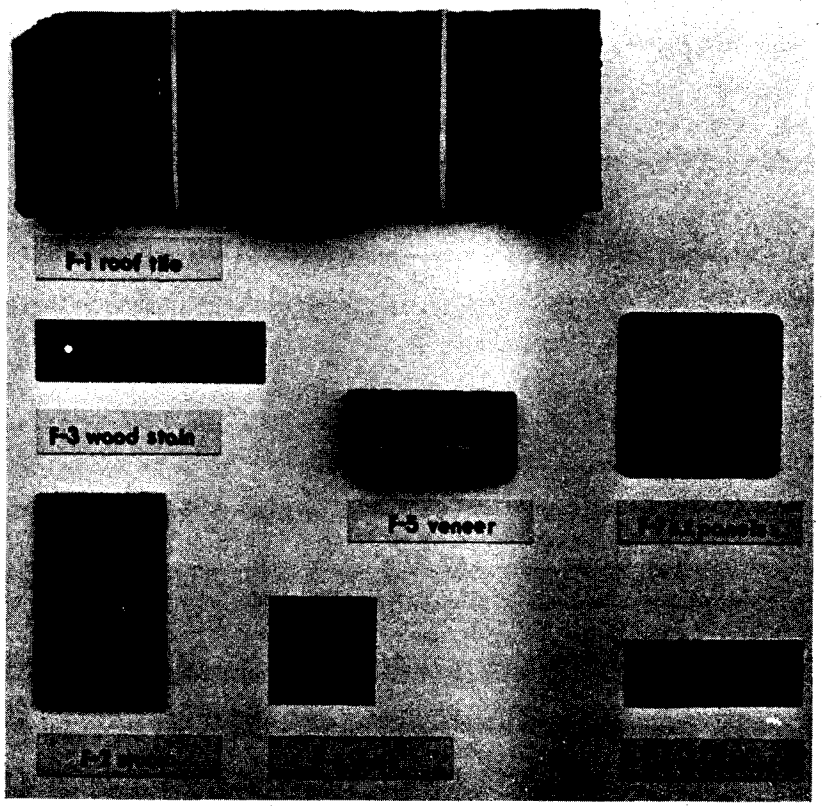
8. **Rendering** – Or a set of colored elevations (1 copy).

9. **Sample Board** – Showing color and type of exterior finishes and materials (Exhibit 3).

10. **Color Photographs** – Showing existing conditions on and adjacent to the site.

11. **Environmental Assessment** – Available from Community Development Department.

Note: Separate site plans and elevations are not required for trash enclosures, landscaping, and signs, if their locations and designs are specified on required site plans and elevations indicated under Items 2 and 4. The DRB prefers that plans for proposed structures, trash enclosures, landscaping, and signs be submitted together as one project package rather than separately.



e. Interior traffic circulation pattern specifying location and dimensions of parking spaces, driveways, aisles, loading areas, and pedestrian access routes, (see DRB Parking Handbook for more information on parking lot design criteria);

f. Existing and proposed area designated for landscaping;

g. Location, type, and dimensions of all recreational facilities;

h. Location of areas for trash enclosures and for laundry;

i. Location and height of all walls and fences;

j. Location, height, and type of illumination used for exterior lighting, if any;

k. The name, location, and width of all adjacent public and private streets and any proposals for street widening;

l. Location and width of public or private easements and location of underground utilities; and

m. A legend specifying

- Gross area of site
- Ground floor area
- Percent lot coverage
- Gross floor area
- Number of dwelling units
- Floor area per unit type
- Bedrooms per unit type
- Site area per dwelling unit
- Open space per dwelling unit
- Density - (units per acre)
- Calculations of required number of parking spaces.

3. **Floor Plans** –(4 copies)– all existing and proposed structures; prepared to a scale of not less than 1/8" = 1', and indicating total for each unit and all ancillary facilities.

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   c. Fences, walls, trash enclosures, and landscaping; specifying height, materials, and surface treatment;

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   a. Complete site plan prepared according to instructions indicated under 2, and showing:

      i. Location and size of landscaped areas, specifying plant materials to be used;

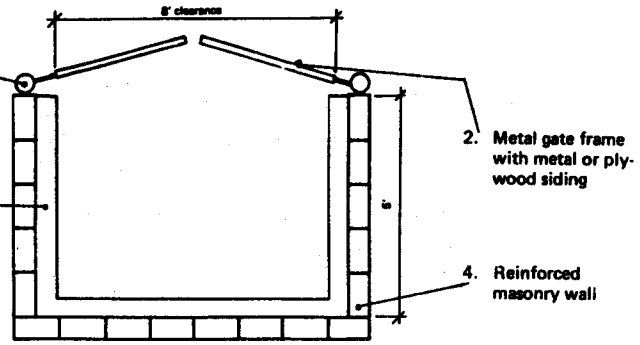
      ii. Proposed and existing tree locations;

      iii. Container size and botanical and common names for all plants, trees, shrubs, and ground cover; and

CITY OF LAKEWOOD

TRASH ENCLOSURE DETAILS

PLAN VIEW

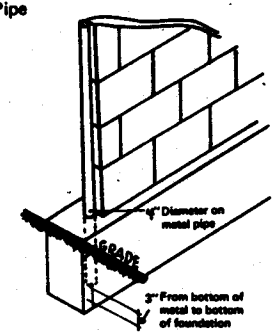


Enclosures designed for approximately 6' X 3'6" X 5" dumpsters. Building permits and DRB approval are required for all trash enclosures.

1. GATE JAMB

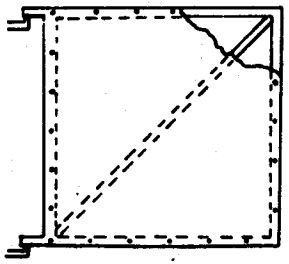
Gate jambs must be imbedded in concrete footings. (See wall requirements for details on footing dimensions.)

Metal Pipe



2. GATE ASSEMBLY

The gate should consist of a tubular frame with a skin of 22 guage metal (sheet metal or aluminum siding) fastened to the frame by metal screws or spot weld. Plywood covered gates may be used if encased in a metal frame.

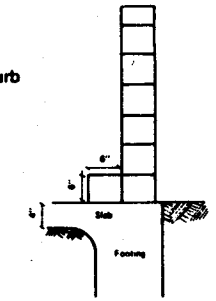


Community Development Department
City of Lakewood

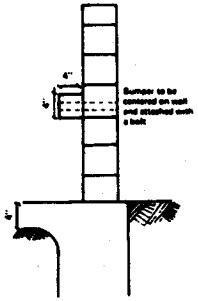
3. BUMPER GUARD AND CONCRETE SLAB

A concrete curb or wood bumper guard is required around the interior of the enclosure. A 4" concrete slab should be poured at the base of the enclosure.

Concrete Curb



Wood Bumper

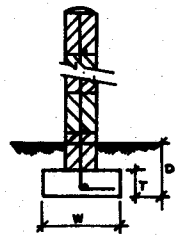


4. WALL REQUIREMENTS

A 5' to 6' high and 6" to 8" wide reinforced masonry wall is required and must comply with the city's minimum requirements for block fences.

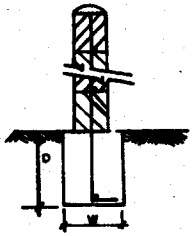
	"T" Type Foundation			"I" Type Foundation		For 8" Block Use ½"Ø Steel	
Wall Height	W	D	T	W	D	Vertical Steel	Horizontal Steel
5'0"	18"	12"	6"	12"	18"	3/8"Ø – 32" O.C.	3/8"Ø Top and Bottom of Fence and Bottom Foundation
5'6"	20"	12"	6"	12"	18"	3/8"Ø – 24" O.C.	"
6'0"	20"	14"	8"	12"	20"	3/8"Ø – 24" O.C.	"

"T" Type



"I" Type

Top Steel – Bottom of top course.
Bottom Steel – Top of bottom course
Lap all steel 15" minimum when spliced



NOTE:

1. All cells containing reinforcing shall be grouted.
2. Foundation not required to extend above grade level.
3. Block fence may be placed to either edge of "I" type of foundation.
4. First called inspection to be after the trenches are ready for concrete and all required steel tied in place.
5. Second called inspection to be when all blocks are in place with vertical and horizontal steel placed BUT NOT GROUTED.
6. Foundation must be poured against undisturbed soil with appreciable slope of side walls on "I" TYPE FOUNDATION.
7. Fence at parking area for heights up to 4' shall have a 3/8"Ø – 16" O.C. vertical steel minimum and 3/8"Ø horizontal steel at top of fence and bottom foundation.

SUBMITTAL REQUIREMENTS FOR MODIFICATION OF AN EXISTING DEVELOPMENT

The information listed above is required for new construction of multiple family structures. These requirements will differ when a proposal is submitted for the modification of an *existing* structure. The table on the following page (Exhibit 4) is a guide to Development Review Board requirements for different types of construction proposals. It should be noted that the numbering system for these requirements is indentical to that for new development. The black dots indicate what information must be provided for various projects. A member of the planning staff can assist in determining what submittal information is required for a particular project, and in determining submittal requirements for project types not listed.

GENERAL DEVELOPMENT PROVISIONS FOR MULTI-FAMILY RESIDENTIAL ZONES

To implement the goals specified in the General Plan, the Community Development reviews all building proposals to determine if they conform with the City's Zoning Ordinance and Building Code requirements. The Development Review Board's decision must be based on the provisions set forth in this code. Excerpts from the Zoning Ordinance are included in the following section. Note that these excerpts do not include complete development requirements for parking lots.

These additional standards, to which all multi-family residential projects must conform, are included in the City's Zoning Ordinance; copies of which are available from the City Clerk's Office. DRB Handbooks for parking and signing, which specify in detail these additional development standards, as well as DRB submittal requirements, may be obtained from the Community Development Department. DRB Landscaping Handbooks are also available. The Zoning Ordinance should be consulted with regard to development standards for multi-family housing for the elderly or handicapped.

Development Standards

Construction, development, use and occupancy in the M-F-R Zone shall comply at all times with the following standards:

A. **Lots Size**

1. Area: The minimum required area of each lot shall be not less than 15,000 square feet.

2. Width:

   a. Interior lots shall have and maintain a width of not less than 100 feet.

   b. Corner parcels shall have and maintain a width of not less than 125 feet.

3. Depth: All lots shall have a sufficient depth to provide not less than the required minimum lot area and shall be at least 100 feet in depth.

4. The provisions of the Subsection shall not be applicable to any lot established by subdivision map or parcel map on the date of enactment of this section.

B. **Buildings**

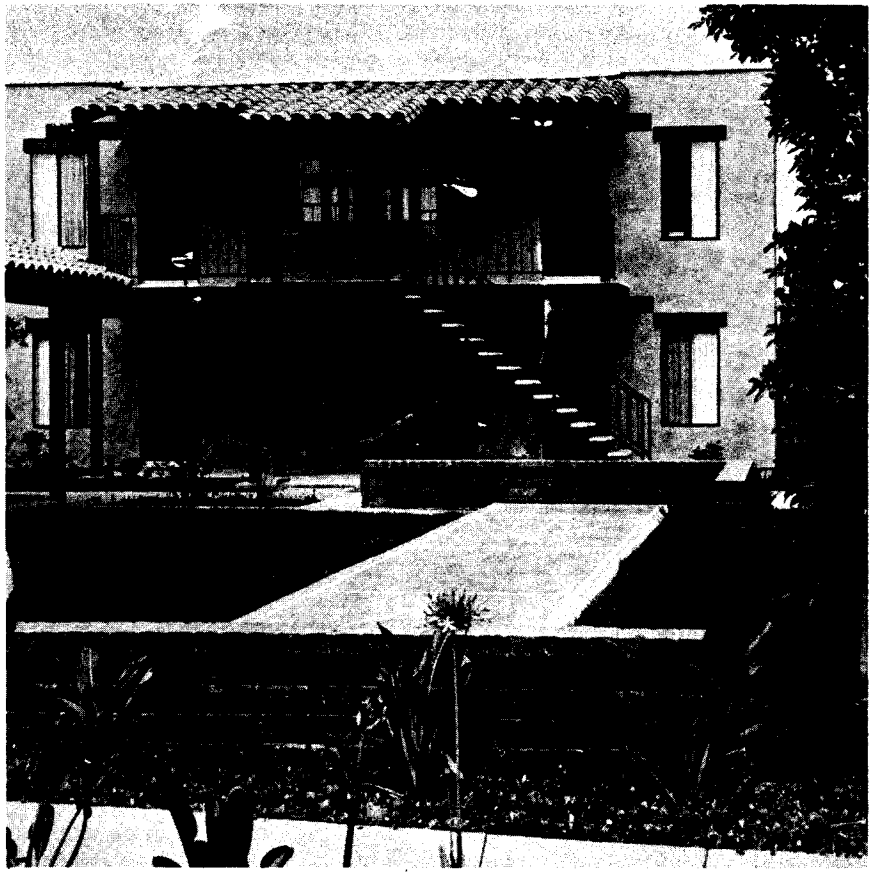
1. Height: No building or structure shall exceed the height of two stories or twenty-five feet except where authorized by Conditional Use Permit.

2. Lot Area Per Unit: The lot area per dwelling unit shall be not less than 1,920 square feet on lots containing less than 12,500 square feet in area; 1,750 square feet on lots containing 12,500 to less than 25,000 square feet in area; and 1,580 square feet on lots equal to or greater than 25,000 square feet in area.

3. Floor Area: All dwelling units shall have a minimum floor area as follows: Efficiency Unit, 600; One bedroom unit, 750; Two bedroom unit, 900; Three bedroom unit, 1,050; 150 square feet for each additional bedroom. Measurement for this purpose shall be exclusive of attached garages, open entries, porches, patios, or basements.

EXHIBIT 4: SUBMITTAL REQUIREMENTS FOR MODIFICATION OF EXISTING MFR DEVELOPMENT

TYPE OF PROPOSAL / SUBMITTAL REQUIREMENTS	ADDITIONS	EXTERIOR REMODELING	MODIFICATION OF SIGNS	MODIFICATION OF PARKING	MODIFICATION OF LANDSCAPING	CONSTRUCTION OF TRASH ENCLOSURES	INSTALLATION OF ROOF-MOUNTED EQUIPMENT
1. APPLICATION	●	●	●	●	●	●	●
2. SITE PLAN	●	●	●	●		●	●
3. ELEVATIONS	●	●	●		●	●	●
4. FLOOR PLANS	●						
5. LANDSCAPE/ IRRIGATION PLANS	●		●	●	●		
6. TRASH ENCLOSURE SPECIFICATIONS	●			●	●	●	
7. SIGN COPY	●		●				
8. RENDERING OR COLORED ELEVATION	●	●					
9. SAMPLE BOARD	●	●					
10. COLOR PHOTOS	●	●	●	●	●	●	●
11. ENVIRONMENTAL ASSESSMENT CHECKLIST	●			●			



4. Elevators: All dwelling units with the entrance above the second floor shall be served with elevators in addition to the stairways otherwise required by law.

C. **Yard Requirements** (Exhibit 5a)

1. Front Yard: Every lot shall have a front yard of not less than twenty (20) feet in depth measured from the front structures of two stories or more shall maintain a minimum twenty-foot setback for one of the two stories and a minimum twenty-foot setback for one of the two stories and a minimum twenty-five foot setback for remaining stories.

2. Side Yard:

   a. On interior lots the side yard shall not be less than five (5) feet in width. Where a building or structure on a lot exceeds one story in height, the required yard shall be increased an additional one (1) foot for each story over one story at ground level.

   b. On corner lots the side yard abutting a street shall not be less than ten (10) feet in width.

3. Rear Yard: The rear yard shall not be less than ten (10) feet. Where a building or structure on a lot exceeds one story in height, the required rear yard shall be increased an additional two and one-half (2½) feet at ground level for each story in excess of one story.

4. Accessory Buildings: Accessory buildings may be constructed in the rear yard. Said garage or accessory buildings may be located on the rear lot line where there is no alley, if the same has no opening in the wall abutting the rear lot line and is constructed of one-hour fire resistant materials, and provisions are made for all roof drainage to be taken care of on the subject property. Each garage or accessory building fronting on any street or alley providing access thereto shall be located not closer that twenty (20) feet from said street or alley right-of-way line except as follows:

a. Any garage constructed with an automatic mechanical garage door opener and having access onto an alley, may be located closer than twenty feet from the property lines, provided that a twenty-four (24) foot turning radius is maintained.

b. Any garage constructed pursuant to a building permit issued prior to March 26, 1974, and finalized before March 26, 1975, pursuant to a subdivision map tentatively approved by the City Council prior to March 26, 1975, may be located closer than twenty (20) feet from said street or alley right-of-way line, as authorized by any ordinance in effect on March 26, 1974.

D. **Distance Between Buildings**

There shall be provided and maintained on each lot the following open or unobstructed space between buildings:

1. The minimum distance between all buildings shall be at least ten (10) feet.

2. Where said open space between buildings is provided with an exit or entry, the minimum distance shall be fifteen (15) feet.

E. **Useable Open Space** (Exhibit 5b)

At least six hundred and fifty (650) square feet of useable open space shall be provided for each dwelling unit.

1. Useable open space shall include:

a. Useable area designed for and to be used for outdoor living, recreation or landscaping, which shall be unobstructed and unoccupied from the ground upward except for planting and landscaping.

b. In addition, useable space shall include balconies, roof decks, patios, swimming pools and open cabanas.

c. In addition, useable open space shall include recreation room, gymnasiums, and indoor living space of like nature designed for sports, games, and recreation.

d. The aforementioned useable open space shall be subject to the following and shall include, in addition, the following.

2. Balconies or private patios shall count toward the private open space requirement if one hundred and thirty (130) square feet are provided and the minimum inside dimension is eight (8) feet.

3. Of the six hundred and fifty (650) square feet of useable open space, one hundred and thirty (130) square feet shall be private open space adjacent to each unit with a minimum dimension of eight (8) feet. The useable open space for common areas shall have a minimum dimension of ten (10) feet. Required front yard areas shall not be included in useable open space calculations.

4. All useable open space, except private patios, balconies, fenced swimming pools, walks, and walkway areas and building structures, shall be furnished and maintained with land and landscaping. Yard areas designed for games may be surfaced with AC paving or concrete as approved by the City.

5. Useable open space within a building or structure properly improved and designed for sports, games or recreational purposes, may contribute to a maximum of twenty-five percent (25%) of the open space requirement.

6. In computing useable open space, there shall be excluded all areas on said lot devoted to automobile storage, driveways, and loading zones. Also excluded from useable open space is any storage area and any area fenced or otherwise inaccessible to tenants.

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D. **Distance Between Buildings**

There shall be provided and maintained on each lot the following open or unobstructed space between buildings:

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F. **Required Landscaping**

1. A minimum of five percent (5%) of the total lot area shall be permanently maintained with landscaping.

2. Not less than five percent (5%) of the total paved area used for driveways and for open parking shall be landscaped where such areas are visible from dwelling units on the lot or from adjacent property or public rights-of-way. One twenty-four inch box tree shall be provided for each ten (10) open parking spaces.

3. All landscaping shall be provided and maintained with an adequate sprinkler system.

4. A planter bed used as landscaping shall have an average width of three (3) feet and a minimum area of nine (9) square feet.

5. A minimum eighteen inch (18") planter bed shall be required separating a driveway from a dwelling unit.

6. There shall be one (1) tree per unit provided on the subject lot, said trees to be a minimum of fifteen (15) gallon in size.

G. **Trash Areas**

1. There shall be provided and maintained within one hundred (100) feet of each building containing one or more dwelling units, an enclosure for the purpose of storing garbage, waste, refuse, and trash of all persons utilizing said parcel. Said enclosure shall have on each side thereof a solid reinforced masonry wall of not less than five (5) feet in height except for openings. All openings shall be equipped with gates or doors which meet the height requirement of this subsection and the fence requirements for durability. Such gates or doors shall be equipped at all times with a fully operating, self-closing device. At least one opening or gate or door shall be of sufficient width to provide reasonable and necessary access to the storage area and said opening door or gate shall at all times be located and maintained at such a place and in such a fashion that access to the storage area for the deposit and removal of waste, trash, refuse and garbage is reasonably afforded. The City may approve substitution of a solid fence or other material when in its opinion such fence or other material will adequately comply with the provisions of this subsection.

2. All garbage stored within such enclosure shall be placed maintained in a metal or plastic container which has an overlapping flytight lid. The lid shall be secured in place at all times when the container is not being filled or emptied.

3. Waste, refuse, and trash, other than garbage, as defined in section 9302.25aa, shall be placed, maintained and stored in containers of substantial design and construction that will retain therein said trash, refuse and waste and may be readily emptied by trash collectors and which, further, do not readily disintegrate, fall apart, blow, or scatter about the premises.

4. Garbage, waste, refuse and trash may also be stored in metal bins equipped with wheels of the designed structure approved by the Director. All garbage, waste, refuse, and trash contained in such bins shall be maintained within the interior of said metal bins and shall be equipped with a lid which shall be completely closed at all times except when being filled or emptied.

5. All of said aforementioned containers shall be kept and maintained within the walls of said enclosure except when being emptied by a collector.

6. There shall be provided and maintained within said storage area trash containers, as aforementioned, of not less than fifty (50) gallon capacity per dwelling unit or where a bin-type trash container is used, there shall be such a bulk trash container or three-yard capacity for each fifteen dwelling units.

EXHIBIT 5a: GENERAL MFR ZONING REQUIREMENTS - SETBACKS, LANDSCAPING, AND HEIGHT STANDARDS

SEE ZONING CODE FOR MINIMUM LOT DIMENSIONS, MINIMUM UNIT FLOOR AREAS, REAR YARD PARKING, ALLOWABLE DENSITY AND PROVISIONS FOR ACCESSORY STRUCTURES

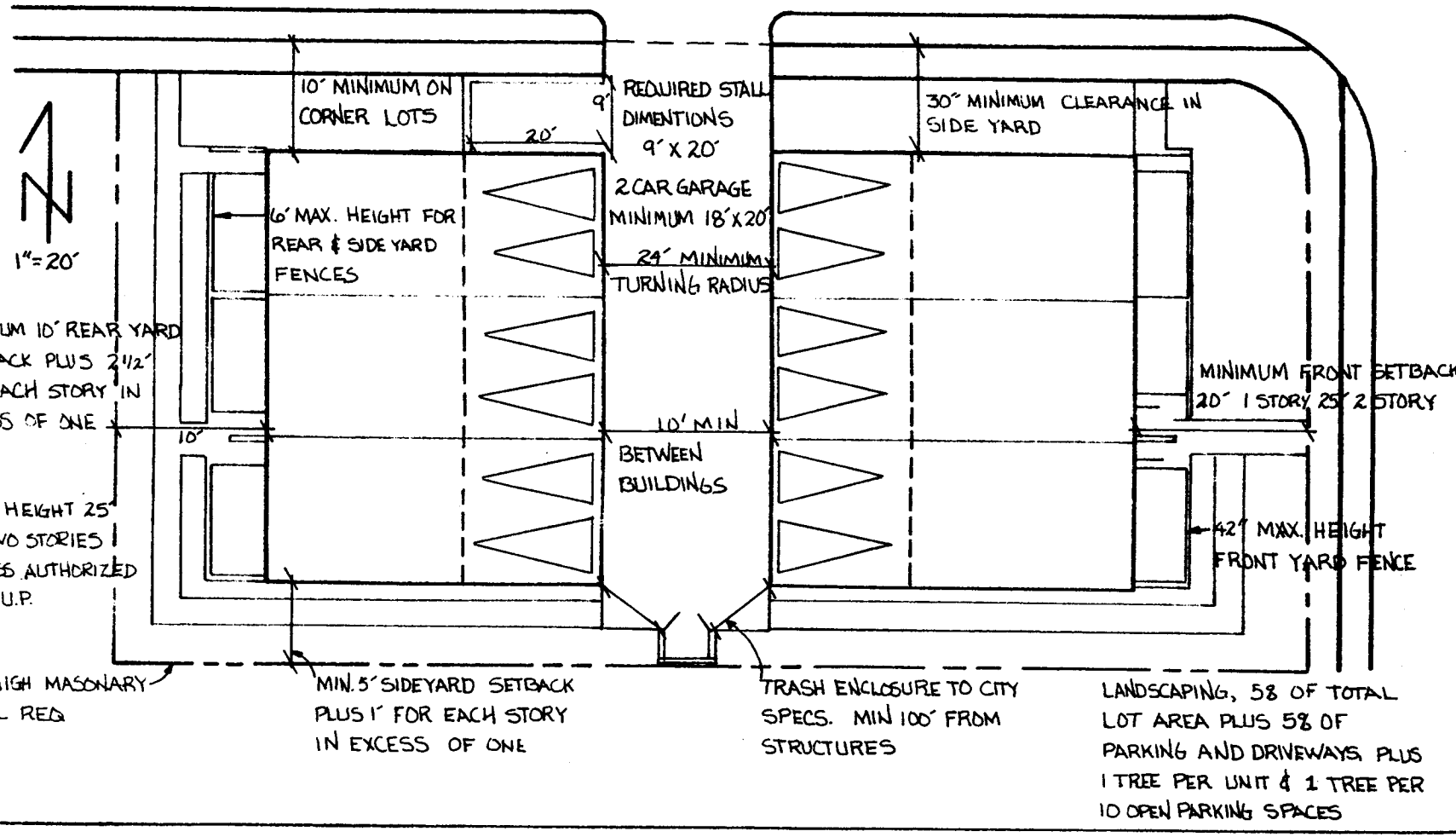
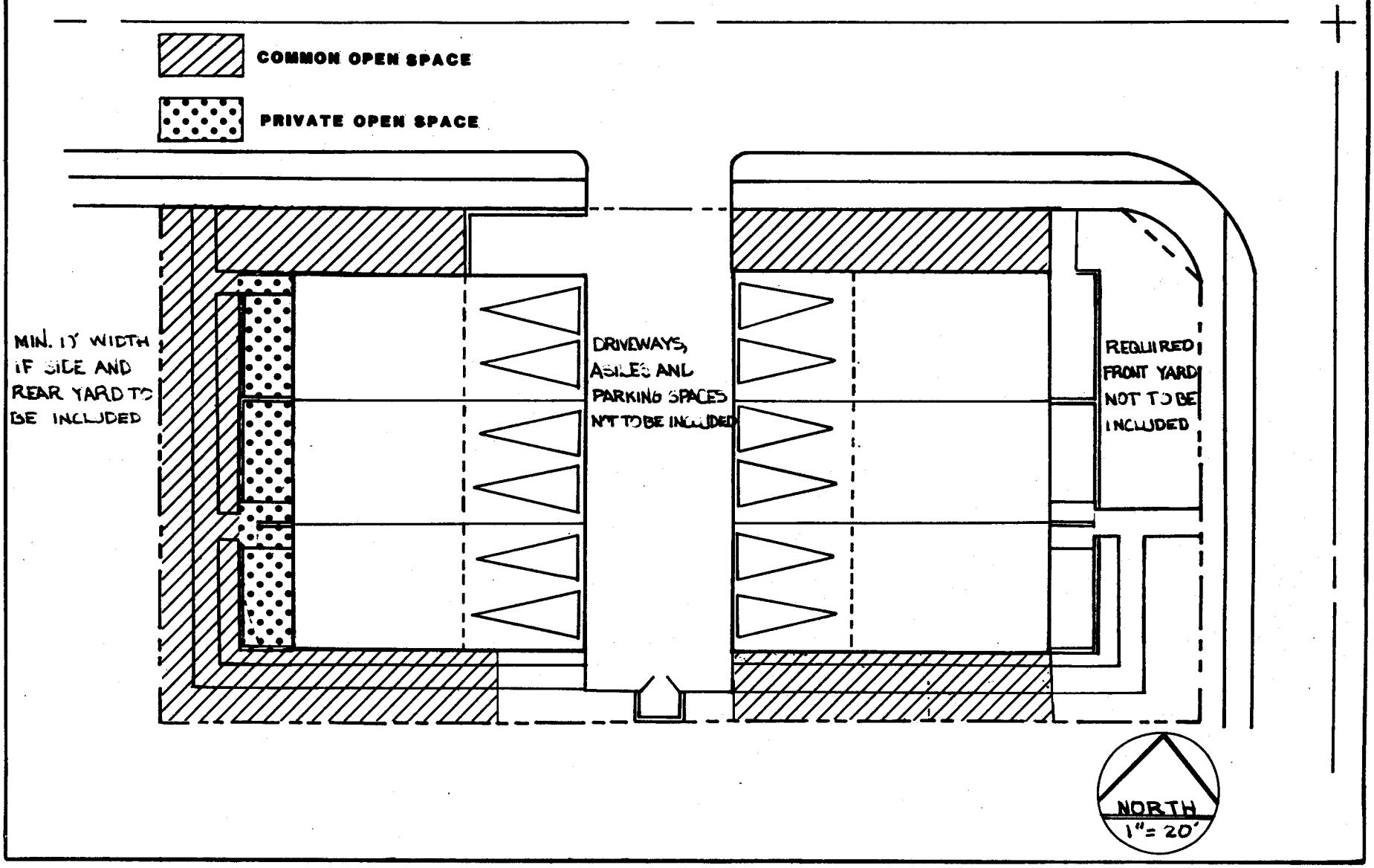


EXHIBIT 5b: GENERAL MFR ZONING REQUIREMENTS – OPEN SPACE STANDARDS

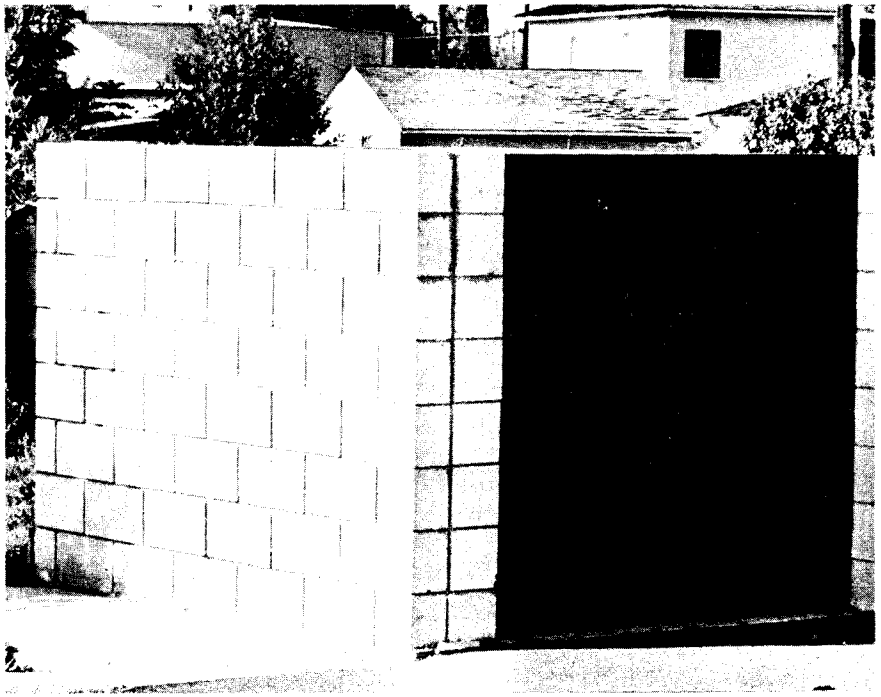
REQUIRED OPEN SPACE: 650 SQUARE FEET PER DWELLING UNIT. A MINIMUM OF 130 SQUARE FEET TO BE PRIVATE OPEN SPACE WITH A MINIMUM DIMENSION OF 8 FEET, MUST BE PROVIDED ADJACENT TO EACH UNIT AND MAY COUNT TOWARDS TOTAL REQUIRED OPEN SPACE



7. No persons in the M-F-R zone shall deposit, maintain, accumulate, dispose of, or allow the deposit, accumulation, maintenance or any disposal of any garbage, waste, refuse, or trash outside of a building except as authorized in this Section.

H. **Utility Areas**

The equivalent of not less than five (5) square feet of enclosed floor space per dwelling unit shall be provided in each building, or an accessory building thereof, containing one or more dwelling units for the storage of building maintenance tools and laundry facilities. No such utility area shall contain less than seventy-five (75) square feet of floor area.



I. **Internal Walkways**

1. There shall be internal walkways between at least one adjacent public street and between the off-street parking area and buildings containing dwelling units. Such walkways shall be a minimum of thirty-six (36) inches wide and shall be improved with a hard durable surface.

2. Driveways shall not be defined as required internal walkways.

J. **Private Storage Space**

Each unit shall be provided with an enclosed private storage space of a minimum four (4) feet by four (4) feet, and a height of eight (8) feet, adjacent to the private open space area.

K. **Walls**

A solid reinforced masonry wall, not less than six (6) feet in height, shall be constructed and maintained along all exterior property lines, except in those areas designated as a front yard.

L. **Signs in the M-F-R and PD Zones**

The following signs, if not prohibited by Section 9503 or exempted by Section 9504, shall be allowed in any M-F-R or PD zones subject to the general provisions of Section 9505 and the following conditions and limitations:

1. One (1) unlighted sign for each multiple unit development of five units or more, not to exceed 24 square feet in area or eight (8) feet in any dimension, provided such sign is placed on the wall of a building and contains only the name of the development and the street address.

2. One (1) unlighted directory type sign for each multiple unit development of five units or more, not exceeding six (6) square feet in area or four (4) feet in any dimension or six (6) feet in height, provided such sign is located within an interior court and adjacent to an internal walkway as described in Section 1.

M. **Required Parking**

One or two bedroom units require 2 parking spaces per unit. Three-bedroom units must have 2.5 spaces per unit. Units with four or more bedrooms must be provided with 3 spaces. An additional 10% of the total off-street parking facilities shall be provided and maintained for guest parking. Each unit of any size will be provided with one (1) enclosed garage parking space. All open parking spaces located in the front 50% of the lot shall not be visible from the street

N. **Additional Development Standards and Regulations Pertaining to Any Condominium, Planned Development, Community Apartment, or Stock Cooperative Project**

1. The establishment of any condominium, community apartment, planned development or stock cooperative project, in addition to the standards of Section 9332 shall be subject to the following requirements:

a. A conditional use permit shall be issued and maintained in accordance with the requirements of this Chapter. In addition to any other condition required, a condition of approval shall be that covenants, conditions and restrictions be prepared and approved by the Director of Community Development and the City Attorney. In reviewing and approving said covenants, conditions and restrictions, the following additional provisions and conditions shall be considered:

i. That adequate provisions are made for compliance with the terms and provisions of the precise plan approval.

ii. That provisions are made for responsible management and for perpetual succession thereto.

iii. That provisions are contained therein for the name and address of the person who will serve as the responsible manager, and provisions are made for the appointment of thereto.

iv. Provision is made for the recording of the name and address of any successors to the responsible management.

v. Provision is made fixing and determining responsibility for all services and utility connections.

vi. Provision is made for the responsibility of maintaining all common walls and structures, and for collection of the cost of repair or maintenance therefor.

vii. Provisions are made requiring management to be responsible for compliance with all of the terms and provisions of Development Review Board approval, any precise plan approval, and compliance with the zoning, building and other ordinances of the City, including said permit.

viii. Provision is contained to the effect that management shall be a person or persons upon whom service of any notice, summons, city or court order may be made, and that such service will be binding on all owners of the property in respect to the occupancy, use or compliance

with the terms and provisions of subdivision approval, precise plan, approval of the Development Review Board, and compliance with the ordinances of the City, including said permit.

b. Each unit shall be served by a separate meter for each utility and all common areas shall be on separate meters in the name of the homeowner's association or other trustee.

c. Each building shall be served by separate sewer laterals to main line sewers.

d. All properties originally permitted as apartment structures shall be inspected by the Building and Safety Section of the Community Development Department and must comply with the corrections set forth in order to insure compliance with the City's Building, Electrical, and Plumbing Codes.

e. All structures subject to the provisions of this section shall provide a minimum of a two (2) car enclosed garage for each unit. All other parking standards of Section 9490 shall be observed. Said two car garage shall be located so as to abut the private open space to its assigned unit or adjacent to an entryway into the unit.

f. No existing apartment structure shall be allowed to be converted to a condominium structure where the vacancy rate for apartment units in the City of Lakewood falls below five (5) percent of the total number of available rental units. The vacancy rate shall be based upon identified vacancy rates for the City of Lakewood area.

g. Each unit shall be provided sufficient space for private laundry facilities.

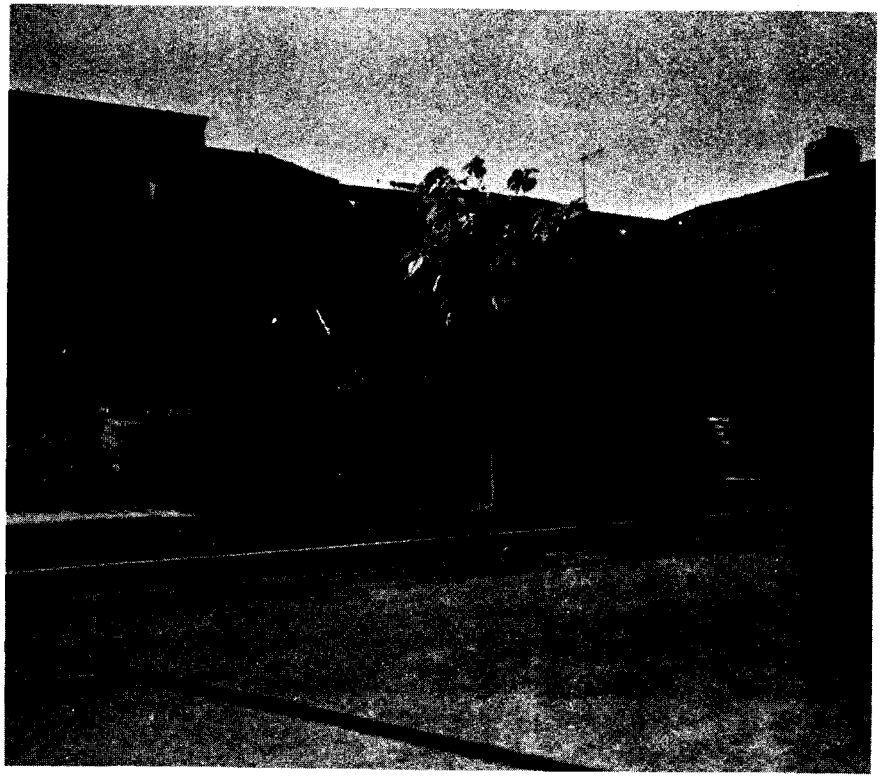
O. **Limitation on Permitted Use**

1. Location of Utility Lines

Utility lines, including but not limited to electric, telephone, communications, street lighting, cable television, within each lot or parcel shall be placed below ground. The owner or developer of each parcel shall make the necessary cost and other arrangements with each of the public utilities for the installation of underground facilities and relocation of existing facilities in conformance wtih the respective operating rules and regulations on file and approved by the State of California Public Utilities Commission. No utility poles are permitted to be located on site, and no new utility poles other than replacement poles are permitted off site to serve any development in the M-F-R zone unless the same are approved as to their location by the City. For the purpose of this subsection, appurtenances and associated equipment such as, but not limited to, surface-mounted transformers, pedestal-mounted terminal boxes, and meter cabinets, and concealed ducts in an underground system may be placed above ground. The City may waive any requirement of this subsection if topographical or other soil conditions make such underground installation unreasonable or impractical. This subsection is inapplicable to any use involving single family dwellings.

2. Mechanical Equipment

All mechanical equipment, air conditioning unit, electrical supply equipment, and similar devices and equipment shall be constructed, arranged, operated, shielded and maintained so as to prevent the emission of sounds, noises, vibrations, odors, gases, dust, smoke, or land or air or water pollution, or to create any dangerous, injurious, noxious, fire, explosive or other hazard, or glare or electrical or other disturbance in such a way or manner or amount as to constitute a public nuisance. Public nuisance, as used herein, means one which affects at the same time an entire community or neighborhood, or any considerable number of



persons, although the extent of the annoyance or damage inflicted upon the individuals may be unequal, and consists of anything which is injurious to the health or is indecent or offensive to the senses or an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life and property. The City may impose reasonable conditions to assure compliance with this subsection.

P. **Cornices, Eaves, Etc., May Project Into Yards**

Cornices, eaves, belt courses, sills, butresses, or other similar architectural features may extend or project into a side yard not more than two inches for each one foot of the width of such side yard provided however that eaves may extend into a side yard for a greater distance if a minimum clearance of thirty inches is maintained at all times between said eaves and the side yard property line. The foregoing may extend or project into a front or rear yard not more than thirty (30) inches.

Q. **Stairways, Balconies, Water Heaters, Chimneys, Carports**

1. A covered unenclosed stairway or balcony may extend or project into a required front yard not more than thirty (30) inches.

2. Water heaters, chimneys and other similar devices are permitted to encroach into the required side yard or rear yard setback area for a distance not greater than fifty percent (50%) of the required side or rear yard setback area, provided a two and one-half (2½) foot minimum open space is maintained at all times.

3. Carports located in the rear fifty percent (50%) of the lot are permitted to encroach into the required side and rear yard setback area, provided the structure meets the requirements of the Building Code for material, type and setback; the supports for said carport are not to encroach into the required driveway turning radius necessary for access to said carport.

R. **Wall, Fence, or Hedge May be Maintained**

A wall, fence, or hedge used as and in lieu of fencing, may be maintained within the required yard subject to the following:

1. In any residential zone the foregoing shall not be more than six feet above the grade level of the land on either side thereof, when located within the required rear yard or side yard to the rear of the required front yard. Such a wall, fence or hedge when located within the required front yard or side yard adjacent to said front yard shall not exceed an overall height of forty-two inches. Said height shall be measured from grade level of the top of the curb to the top of the wall, fence, or hedge.

2. Fences, walls, and hedges of a height in excess of the foregoing may be authorized pursuant to a conditional use permit where adequate protection is otherwise provided for light, air, open space, and vision, and if not obnoxious or detrimental to the surrounding property or neighborhood.

APPEALS

All decisions of the Development Review Board can be appealed to the Planning Environment Commission. An appeal, in writing, must be filed with the Community Development Department within five (5) City business days after notice of the DRB decision. In addition, a $35.00 fee is required to cover administrative processing costs. The Commission will decide on the merits of the arguments presented for reversal of the DRB decision. The Planning Environment Commission's decision, in turn, can be appealed to the City Council.