

Attachment B – Redlines from March 16, 2021

19.102.010 through 19.102.030 (D) – No Change

Section 19.102.030 (E) Exemptions: The following are exempted from bird-safe treatment regulations of subsection 19.102.030(B):

1. Any historic structure, either as set forth in the General Plan Figure LU-3 Historic Resources or listed on the State or National Historical Registers;
2. First floor ~~commercial-retail~~ storefronts, up to a height of 15'; and,
3. Residential development in R1 zoning districts outside of Bird-Sensitive Areas.

Section 19.102.030 (F) through Section 19.102.040 (B) (1) – No Change

Section 19.102.040 (B) (2) Illumination Levels

2. Illumination Levels

- a. No exterior light, combination of exterior lights, or activity shall cast light exceeding ~~zero point~~ one (0.1) foot-candle onto an adjacent or nearby property, with the illumination level measured at the property line between the lot on which the light is located and the adjacent lot, at the point nearest to the light source, except if two adjacent properties are non-residential, or function as a shopping center, and agree to coordinate lighting.
- b. No direct off-site glare from a light source shall be visible above three feet at a public right-of-way.
- c. The maximum light intensity on a site shall not exceed a maintained value of ten foot-candles, when measured at finished grade.
- d. Parking lots, sidewalks and other areas accessible to pedestrians and automobiles on properties with four or more units, mixed-use development, and non-residential development shall be illuminated with uniform and adequate intensity. Typical standards to achieve uniform and adequate intensity are:
 - i. Average horizontal maintained illumination ~~should be between one and three foot-candles, but~~ shall not be more than three foot-candle.
 - ii. Maximum to minimum ratio should be between 6:1 and 10:1, but shall not be more than 10:1.
- e. Critical areas of illumination such as stairways, ramps and main walkways may have a higher illumination.

Section 19.102.030 (B) (3) through Section 19.102.040 (B) (11) – No Change

Section 19.102.030 (B) (12) String Lighting Regulations:

- a. String lighting is different from holiday and/or seasonal lighting, and in addition to subsections (b) and (c) as applicable below, shall not be:
 - i. Blinking and/or chasing lights
 - ii. Secured with materials or in a manner that will puncture the skin or restrict the growth of any living landscape feature.
 - iii. Attached to a fence in a manner that permits light trespass to adjacent property.
 - iv. More than a 2.8-watt incandescent bulb system or equivalent LED system and emit no more than 42 lumens (whichever is less).
- ~~d.~~e.b. Residential Areas: String lighting is permitted subject to the following requirements:
 - i. It shall not illuminate more than fifty (50) percent of the rear yard or 500 sq. ft., whichever is more restrictive.
 - ii. It shall not be visible from the City right-of-way.
 - iii. It shall be used primarily to illuminate patio areas.
 - iv. It shall be extinguished by 11:00 p.m.
- ~~d.~~c. Commercial and Mixed-Use Commercial Areas: String lighting may be permitted subject to the following requirements, with approval of the Director of Community Development:
 - i. Any development or property is permitted to submit one application for string lighting, which shall include all uses of string lighting on the development or property.
 - ii. It shall not illuminate an area greater than:
 - 1. Five (5) percent of the building(s) footprint of a shopping center, and,
 - 2. Fifteen (15) percent for a freestanding commercial building not part of a shopping center.
 - iii. It is limited to the lighting of the following:
 - 1. Living landscape features (trees, shrubs, etc.), if used in combination with other highlighting or pedestrian lighting fixtures within the immediate area, and,
 - 2. Designated outside dining or display areas.

Section 19.102.030 (B) (13) through Section 19.124.040 (P) – No Change

Table 19.124.040 - Regulations for Off-Street Parking		
Q.	Parking Lot <u>and</u> <u>Structured Parking</u> Lighting	Applicable to N new lighting fixtures for any new site construction shall meet the following requirements <u>in addition to the requirements of Chapter 19.102. In the event of any conflict between the two requirements, the more stringent of the two shall apply:</u>
1.	Exterior Light Color	All exterior lighting shall be a white-type light either metal halide or a comparable color corrected light 3,000 Kelvin or less unless otherwise approved as part of a development plan for uniformity, not allowing any dark areas in the parking lot.
2.	Lighting Glare	<ul style="list-style-type: none"> i. The light fixtures shall be oriented and designed to preclude any light and direct glare to adjacent residential properties. ii. No direct off-site glare from a light source shall be visible above three feet at a public right-of-way.
3.	Lighting Intensity	Parking lots, sidewalks and other areas accessible to pedestrians and automobiles shall be illuminated with a uniform and adequate intensity. Typical standards to achieve uniform and adequate intensity are:
a.	Average Horizontal Maintained Illumination	Between one and three foot-candles
b.	Average Maximum to Minimum Ratio	Should be generally between six and ten to one
c.	Minimum Intensity above Parking Lot Surface	Minimum three foot-candles vertically above the parking lot surface shall be maintained.
4.	Critical Areas	Such as stairways, ramps and main walkways may have a higher illumination.
5.	Automatic Teller Machines (ATM)	Lighting around automatic teller machines shall meet minimum standards required by the State Business and Professions Code.
6-5.	Shatter Resistant Lenses	Shatter resistant lenses should <u>shall</u> be placed over the light to deter vandalism.

Table 19.124.040 - Regulations for Off-Street Parking		
7.6.	Underground <u>and</u> <u>Structured Parking</u> Lighting <u>Levels</u>	<ul style="list-style-type: none"> i. Underground lighting should utilize vandal-resistant fixtures and ii. Maintain a minimum five lux level of color-corrected lighting for maximum efficiency.
8.7.	Parking Garage Entrances	Portal lighting should be provided inside all parking garages entrances.