

URGENCY ORDINANCE NO. _____

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF EL MONTE, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AMENDING CHAPTERS 17.04
(DEFINITIONS), 17.06 (GENERAL REGULATIONS) AND
17.08 (PARKING) OF TITLE 17 (ZONING) OF THE EL
MONTE MUNICIPAL CODE REGARDING ACCESSORY
DWELLING UNITS TO CONFORM WITH MULTIPLE
CALIFORNIA LEGISLATURE BILLS**

WHEREAS, California Constitution Article XI, Section 7, enables the City of El Monte (the “City”) to enact local planning and land use regulations;

WHEREAS, the authority to adopt and enforce zoning regulations is an exercise of the City’s police power to protect the public health, safety, and welfare;

WHEREAS, the City desires to ensure that residential development occurs in a prudently effective manner, in accordance with the goals and objectives of the General Plan and reasonable land use planning principles;

WHEREAS, in 2019, the Governor signed upwards of six (6) California Assembly and California Senate bills into law (the “New State Laws”) as part of an effort to augment the state’s dwindling housing supply;

WHEREAS, such bills mandate that cities permit ADUs in residential and mixed-use zones (in limited instances) through a ministerial process and further relax development standards to make it easier for property owners to create ADUs;

WHEREAS, local ordinances, such as the City’s, that are not compliant with the new state provisions are null and void as of January 1, 2019, after which time such jurisdictions must apply the standards in Government Code Section 65852.2(a) until a compliant local ordinance is adopted;

WHEREAS, the default state law standards with which the City must comply would be augmented by the adoption of the additional standards set forth in this Urgency Ordinance, thereby maximizing the little local regulation left for the City; and

WHEREAS, Government Code Sections 36934 and 36937 authorize the City Council to adopt an urgency ordinance for the immediate preservation of the public peace, health, or safety.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL MONTE, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The recitals above are true and correct and incorporated herein by reference.

SECTION 2. Urgency Findings.

- A. Since the City's current ADU-related ordinance is null and void pursuant to the New State Laws, the City is allowed only to ministerially permit ADUs in accordance with the minimal standards set forth therein.
- B. The reliance on such minimal state law standards without the adoption of permitted local City regulations would enable the ministerial allowance of ADUs that may be detrimental to surrounding residences and divergent, from a zoning standards perspective, from previously permitted second units and future ADUs permitted in accordance with augmented local standards.
- C. The expeditious adoption of local ADU standards through this Urgency Ordinance would endure both compliance with the New State Laws and the implementation of local health and safety standards addressing health and safety concerns created by ADUs.

SECTION 3. The definition of "accessory dwelling unit," as set forth in Section 17.04.020 (Definitions) of Chapter 17.04 (Definitions) of Title 17 (Zoning) of the El Monte Municipal Code is hereby amended to read as follows:

"Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. It shall include the following: (i) an efficiency unit, as defined in Health and Safety Code Section 17958.1; and (ii) a manufactured home, as defined in Health and Safety Code Section 18007.

SECTION 4. Section 17.04.020 (Definitions) of Chapter 17.04 (Definitions) of Title 17 (Zoning) of the El Monte Municipal Code is hereby amended by the addition of the following definition:

"Junior accessory dwelling unit" or "Junior ADU" means a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

SECTION 5. Section 17.06.070 (Accessory Building Regulations) of Chapter 17.04 (General Regulations) of Title 17 of the El Monte Municipal Code is hereby amended to read as follows:

17.06.070 - Accessory building regulations.

The regulations specified below shall apply to accessory buildings unless otherwise provided in this title:

- A. Height. Accessory buildings located in any residential zone shall not exceed one story and sixteen (16) feet in height.
- B. Floor area. Accessory buildings shall not exceed an area of eight hundred (800) square feet.
- C. Lot Coverage and Floor Area Ratio (FAR). The roofed area shall be included in the maximum lot coverage and the square footage shall be included in the maximum floor area of the accessory building. In addition, the lot coverage and square footage shall be included in the maximum lot coverage and FAR of the underlying zone.
- D. Location. Accessory buildings located in any residential zone shall not be located at a distance less than fifty (50) percent of the depth of the lot from the front property line, or fifty (50) feet, whichever is less.
- E. Setbacks. Accessory buildings located in any residential zone shall have a minimum side and rear yard setback of four (4) feet. On a corner lot, accessory buildings located in any residential zone shall have a minimum setback of ten (10) feet from the street side property line. For other zones, the setbacks shall meet the minimum required of that zone.
- F. Bathrooms and Other Plumbing. Bathrooms and plumbing for washer and dryer hookups are permitted as part of an accessory structure located in R-1A, R-1B and R-1C zones provided that all of the following conditions are met:
 - 1. The lot is a minimum of six thousand (6,000) square feet;
 - 2. The lot meets all required enclosed and open parking requirements;
 - 3. The bathroom does not contain a bathtub. Only a toilet, shower, and sink are permitted;
 - 4. The bathroom is a maximum of forty (40) square feet;
 - 5. The property is developed with only one single-family dwelling. The property may not be part of a Planned Residential Development, contain an accessory dwelling unit or junior accessory dwelling unit, or have a legal nonconforming guest house with a kitchen or bathroom;
 - 6. The structure is consistent with the design of the dwelling and complies with all other requirements of Section 17.06.070; and
 - 7. A covenant is signed and recorded against the property by the property owner stating that the structure will not be converted to an accessory dwelling unit or a sleeping/living quarter without obtaining necessary permits from the City and paying any required fees.

G. See Chapter 17.37 (Rurban Homestead Overlay District) of this title for additional standards and requirements for accessory buildings within the Rurban Homestead Overlay District (RHOD).

SECTION 6. Section 17.06.165 (Accessory Dwelling Units (ADUs)) of Chapter 17.06 (General Regulations) of Title 17 (Zoning) of the El Monte Municipal Code is hereby amended to read as follows:

17.06.165 - Accessory dwelling units (ADUs).

A. Purpose. The accessory dwelling units (ADUs) regulations set forth in this Section 17.06.165 are established to comply with the state standards and requirements set forth in Section 65852.2 of the California Government Code and other applicable state laws. All provisions set forth in this Section 17.06.165 shall be subject to the applicable preemptive limitations set forth in such Government Code Section 65852.2. Unless stated otherwise

B. Accessory Dwelling Unit (ADU). As set forth in El Monte Municipal Code Section 17.04.020, an “accessory dwelling unit,” or ADU, means an attached or a detached residential dwelling unit which provides complete independent living facilities for one (1) or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. It shall include the following:

1. an efficiency unit, as defined in California Health and Safety Code Section 17958.1; or
2. a manufactured home, as defined in California Health and Safety Code Section 18007. A trailer, motor vehicle, or other recreational vehicle may not be used as an ADU or maintained as a habitable unit or living area on a residential or multifamily lot.

C. Permitted Zones, Maximum Quantity and Minimum Lot Size:

1. The following shall be ministerially permitted on any lot zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling, subject to the restrictions set forth in this Section 17.06.165 (notwithstanding Section 17.06.165(Z)):

Zoning	Existing Structures On-Site	# of ADUs permitted	# of Junior ADUs permitted
Single-family	Single-family structure	One ADU	One Junior ADU
Multifamily or non-multifamily	Single-family	One ADU	One Junior

that allows residential	structure		ADU
Single-family	Multifamily structure	Two detached ADUs and permit up to 25% of the existing multifamily units in each building to provide an ADU within the existing dwelling units, or one unit (whichever is greater) ^{1 2}	None
Multifamily or non-multifamily that allows residential	Multifamily structures		None

2. There shall be no minimum lot size to establish an attached ADU, attached Junior ADU or a detached ADU.

D. Occupancy. For new construction, the primary dwelling shall receive a certificate of occupancy at the same time or prior to the ADU receiving a certificate of occupancy.

E. Applications. The City shall ministerially, and without discretionary review or a hearing, act on the application to create an ADU or a Junior ADU within sixty (60) days from the date the City receives a completed application if there is an existing single-family or multifamily dwelling on the relevant lot. If the permit application to create an ADU or a Junior ADU is submitted with a permit application to create a new single-family dwelling on the relevant lot, the City may delay acting on the permit application for the ADU or the Junior ADU until the City acts on the permit application to create the new single-family dwelling, but the application to create the ADU or Junior ADU shall be considered without discretionary review or hearing.

F. Fees/Utility Connections.

1. The property owner shall pay all applicable impact fees related to an ADU seven hundred fifty (750) square feet or larger, including but not limited to, parks, traffic, water and sewer impact fees. Such fees shall be charged proportionately in relation to the square footage of the primary dwelling unit.

¹ Multifamily structures that are proposed to be developed with an ADU within the units must still comply with the minimum size of dwelling units set forth in Sections 17.38.030(G), 17.40.020(G) and 17.42.020(G) of the El Monte Municipal Code.

² Portions of existing multifamily structures used as non-habitable space (such as boiler rooms, storage rooms, attics, basements, garages) may be converted into ADUs.

2. No new or separate utility connection or related fees or capacity charges shall be required for an ADU described in Section 17.06.165(Z)(1)(a) unless such ADU was constructed with a new single-family dwelling.
 3. For ADUs not described in Section 17.06.165(Z)(1)(a), a new or separate utility connection may be required and related fees or capacity charges shall be proportionate to the burden of the proposed ADU based upon either its square feet or number of its drainage fixture unit (“DFU”) values, upon the water or sewage system. Such fees or charges shall not exceed the reasonable cost of providing service.
- G. Zoning Clearance. Proposed ADUs shall be subject to zoning clearance review under El Monte Municipal Code Chapter 17.18.
- H. Design.
1. The architectural design and color of an ADU shall be similar and compatible to the architectural design and color of the existing single-family dwelling on the same lot.
 2. All ADU exterior designs shall be compatible with the main dwelling unit in term of architectural style, building forms, materials used, color, exterior finishes, roof forms, and style of windows/doors. The ADU must retain the appearance of a single-family dwelling and shall be integrated into the design of the existing primary dwelling unit on the property.
 3. All ADU façade elevations that are visible from the public right-of-way must provide windows or other architectural features that are compatible with the existing primary dwelling unit.
 4. All ADUs shall comply with all design guidelines adopted by the city.
 5. For attached ADUs, the entrance shall be located on the side or rear of the primary dwelling and whenever possible. The additional entrance is prohibited from being located on the front of the primary dwelling unit, facing the public right-of-way.
 6. For ADUs converted from a garage, the garage door must be removed and replaced with windows and/or other design features that are consistent with the overall architectural design of the ADU and the primary dwelling unit. In addition, a four (4) foot wide planter shall be installed between the ADU and any driveway.
 7. For new ADUs attached to a garage, there shall be no direct access from the garage to the ADU.
 8. The same design standards outlined above shall also apply to ADUs developed on a lot with multifamily dwellings.

- I. Building, Fire and Other Codes. All ADUs shall comply with all provisions of the Municipal Code pertaining to the adequacy of water, sewer, electrical, drainage, and fire and emergency services to the property on which the ADU will be located as well as all applicable codes pertaining to building, fire, health, and/or safety.
- J. Configuration. An ADU may be either attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas, or similar uses, or an accessory structure or detached from the proposed or existing primary dwelling and located on the same lot as the existing dwelling.
- K. Unit size.
1. The maximum square footage for an attached Junior ADU shall be five hundred (500) square feet.
 2. The total square footage of an attached ADU shall not exceed fifty percent (50%) of the existing or proposed primary dwelling.
 3. The maximum square footage for an attached or detached ADU shall be eight hundred fifty (850) square feet for an ADU that is a studio or one (1) bedroom and one thousand (1,000) square feet for an ADU with two (2) bedrooms.
 4. Notwithstanding Section 17.06.165(K)(2) and (K)(3), above, and as required under state law, an efficiency unit, meeting the criteria defined in Health and Safety Code Section 17958.1 shall be permitted. For purposes of this Section 17.06.165(K)(4), an efficiency unit is a unit for occupancy by no more than two (2) persons which has a minimum floor area of one hundred fifty (150) square feet and which may also have partial kitchen or bathroom facilities. (Health & Saf. Code, § 17958.1.)
 5. Unless otherwise limited by state law, an ADU shall have no more than two (2) bedrooms.
- L. Lot Coverage and Floor Area Ratio (FAR). The roofed area shall be included in the maximum lot coverage and the square footage shall be included in the FAR limits of the underlying zone.
- M. Density. ADUs shall not exceed the maximum allowable density identified in the City's General Plan for the lot in which the ADU is proposed. However, an ADU unit that conforms to this Section 17.06.165 shall be deemed to be an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot.

- N. Building Height. A detached ADU shall not exceed a height of sixteen (16) feet.
- O. Minimum Structure Separation for a Detached ADU. A minimum ten (10) foot separation must be maintained between a detached ADU and single-family dwelling.
- P. Setbacks. The minimum interior side yard and rear yard setback for a detached ADU shall be four (4) feet, unless the ADU is:
1. Converted from an existing legal or legal non-conforming structure; or
 2. A new structure constructed in the same location and to the same dimensions as an existing legal or legal non-conforming structure.
- Q. Parking.
1. One (1) parking space shall be required for each ADU bedroom or ADU unit, whichever is less. Such required parking shall supplement additional parking requirements for the existing dwelling. Such parking may be provided as tandem parking on an existing driveway.
 2. When a garage, carport, or covered parking structure is demolished, or required parking otherwise ceases to exist, in conjunction with the construction of an ADU, replacement of the lost off-street covered parking shall not be required to be replaced.
 3. The parking standards set forth above in Section 17.06.165(Q)(1) shall not apply to ADUs in any one of the following circumstances:
 - a. The ADU is located within one-half (1/2) mile of public transit. For purposes of this Section 17.06.165, "public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public;
 - b. The ADU is located within an architecturally and historically significant historic district;
 - c. The ADU is part of the proposed or existing primary residence or an accessory structure;
 - d. When on-street parking permits are required but not offered to the occupant of the ADU; or
 - e. When there is a car share vehicle located within one (1) block of the ADU.

- R. Driveways. A property developed with an ADU, whether located on a corner lot or an interior lot may only maintain one driveway approach and one driveway. When a property is accessible by both a public street and a public alley right-of-way at the rear or side property line, one additional driveway opening may be maintained only from the alley right-of-way.
- S. Sprinklers. ADUs shall not be required to install fire sprinklers if they are not required for the existing single-family dwelling.
- T. Nonconforming Zoning Conditions. The correction of nonconforming zoning conditions shall not be required as a condition for ministerial approval of a permit application for the creation of an ADU or a Junior ADU.
- U. Rental Term. Any rental of any ADU created pursuant to this Section 17.06.165 shall be for a duration longer than thirty (30) consecutive calendar days.
- V. Request for Delay of Building Enforcement. Subject to compliance with California Health and Safety Code Section 17980.12, upon request by an owner of an ADU owner, the City shall delay enforcement of building standards for five (5) years if not necessary to protect health and safety for:
1. Any ADU built before January 1, 2020; or
 2. Any ADU built on or after January 1, 2020 before adoption of Urgency Ordinance No. ___ and approval thereof by State HCD if such request is made after adoption of such Urgency Ordinance No. ___ and approval thereof by State HCD.
- W. Separate Conveyance of ADUs Prohibited. No ADU may be sold or otherwise conveyed separate from the primary residence.
- X. Owner Occupancy Requirement: Junior ADUs and ADUs.
1. Junior ADU: Either the existing primary dwelling or Junior ADU on a lot shall be occupied by the owner of the primary residence, unless the owner is another governmental agency, land trust, or housing organization. A covenant shall be signed and recorded against the property by the property owner stating that the existing primary dwelling or Junior ADU will be occupied by the property owner.
 2. All other ADUs: Effective January 1, 2025, either the existing primary residence or ADU on a lot shall be occupied by the owner of the primary residence. Such restriction shall apply to ADUs permitted as of January 2, 2025.

- Y. Other Development Standards. For all other development standards not specified in Sections 17.06.165(A) through 17.06.165(X), the development standards of the base zoning shall apply.
- Z. Exempt Units. Notwithstanding any development standard or other limitation set forth in Sections 17.06.165(A) through 17.06.165(X), the City shall ministerially approve an application for a building permit within a residential or mixed-use zone to create any of the following units:
1. Single-Family.
 - a. One (1) internal ADU (internal to the existing or proposed single-family dwelling or existing accessory structure) or Junior ADU per lot with a proposed or existing single-family dwelling, if all of the following apply:
 - i. The ADU or Junior ADU is within the square footage of a proposed single-family dwelling, or within the square footage of an existing single-family dwelling or existing accessory structure.
 - ii. For an existing accessory structure, an addition of up to one hundred and fifty (150) square feet may be permitted beyond the physical dimensions of the existing accessory structure. Any such addition shall be limited to accommodating ingress and egress.
 - iii. The maximum square footage for the attached ADU shall not exceed eight hundred (800) square feet or fifty percent (50%) of the existing or proposed single-family dwelling, whichever is less.
 - iv. The minimum interior side and rear yard setbacks shall be sufficient for fire and safety.
 - v. The attached ADU or Junior ADU shall have exterior access from the proposed or existing single-family dwelling.
 - vi. The Junior ADU complies with the requirements of California Government Code Section 65852.22.
 - b. One (1) detached, new construction, ADU per lot with a proposed or existing single-family dwelling, if all of the following apply:
 - i. The minimum interior side yard and rear yard setbacks shall be four (4) feet.
 - ii. The maximum square footage for the ADU shall be eight hundred (800) square feet.
 - iii. The maximum height of the ADU shall be sixteen (16) feet.

iv. The ADU may be combined with a Junior ADU described in Section 17.06.165(Z)(1)(a)(i) above.

2. Multifamily, including multifamily in mixed-use zones:

a. Attached ADUs to an existing multifamily building:

- i. Multiple ADUs within portions of existing multifamily structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, provided each unit complies with state building standards for dwellings.
- ii. ADUs equal to a maximum of twenty-five (25%) percent of the units within an existing multifamily building, with a minimum of one (1) ADU per building. Fractions shall be rounded down to the nearest whole number.

b. Detached ADUs on a lot with existing multifamily units:

- i. A maximum of two (2) ADUs shall be permitted.
- i. The maximum square footage for the ADU shall be eight hundred (800) square feet.
- ii. The maximum height of the ADU shall be sixteen (16) feet.
- iii. The minimum interior side yard and rear yard setbacks shall be four (4) feet.

SECTION 7. Section 17.06.085 (Floor Area Ratio) of Chapter 17.06 (General Regulations) of Title 17 (Zoning) of the El Monte Municipal Code is hereby amended to read as follows:

17.06.085 - Floor area ratio.

The maximum gross floor area for a single-family dwelling or for any buildings used for dwelling purposes when located on any lot or parcel, excluding garage and similar accessory structures, shall not exceed the floor area ratio specified in the following subsection:

A. Maximum allowable floor area ratio in specified zone:

R1-A, R1-B, R-1C and RHOD	=	0.35 for properties with a lot size of up to 10,000 square feet; 0.30 or 3,500 square feet, whichever is greater, for properties with a lot size of 10,001 to 15,000 square feet; 0.25 for 4,500 square feet, whichever is greater, for properties with a lot size of 15,001 to 20,000 square feet; and
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		0.20 or 5,000 square feet, whichever is greater, for properties with a lot size of 20,001 square feet or greater.
R-2	=	0.35 for lots less than 10,000 square feet; and 0.40 for lots greater than 10,000 square feet
R-3	=	0.35 for lots less than 9,500 square feet; 0.40 for lots greater than 9,500 square feet
R-4	=	0.35 for lots less than 9,500 square feet; 0.40 for lots greater than 9,500 square feet

SECTION 8. Section 17.06.090 (Lot Coverage) of Chapter 17.06 (General Regulations) of Title 17 (Zoning) of the El Monte Municipal Code is hereby amended to read as follows:

17.06.090 – Lot coverage.

The maximum coverage of all buildings and structures on a lot shall not exceed the lot coverage specified as follows:

R1-A	=	35 percent
R1-B	=	35 percent
R1-C and RHOD	=	35 percent
R-2	=	40 percent
R-3	=	45 percent
R-4	=	45 percent

SECTION 9. Section 17.08.090 (Parking Requirements for Specific Land Uses) of Chapter 17.08 (Parking Requirements) of Title 17 (Zoning) of the El Monte Municipal Code is hereby amended to read as follows:

Section 17.08.090 – Parking requirements for specific land uses.

Residential use:	
R-1A, R-1B & R-1C	Two (2) parking spaces within a fully enclosed garage. One (1) additional open parking space is required for a dwelling unit with a gross floor area greater than 2,000 square feet or having more than

	four (4) bedrooms. For units with more than four bedrooms, one (1) open parking space shall be required for each bedroom after the first four bedrooms.
RHOD	Two (2) parking spaces within a fully enclosed garage. One (1) additional open parking space is required for a dwelling unit with a gross floor area greater than 2,000 square feet or having more than four bedrooms. For units with more than four bedrooms, one (1) open parking space shall be required for each bedroom after the first four bedrooms.
R-2, R-3, R-4	Two (2) parking spaces within a fully enclosed garage for the first 1,200 square feet of gross floor area. Additional parking spaces are required at a rate of 1 space per each additional 300 square feet of gross floor area or portion thereof. For multi-family developments of 10 or more units in R-3 and R-4 zones, ten (10) percent of the total required parking shall be reserved for guest parking.
Senior housing	1.0 spaces per unit for developments of 30 units or less. For developments of 31 units or more, the parking shall be 0.5 spaces per dwelling unit, or 30 space, whichever is greater. For developments of 10 or more units, ten (10) percent of the total required parking shall be reserved for guest parking.
Very low and low income housing units	1.0 space per very low or low income unit. This parking ratio only applies to those units which are designated for very low or low income. For developments of 10 or more units, ten (10) percent of the total required parking shall be reserved for guest parking.
All residential types	Furthermore, for all residential zones all garages shall have an automatic garage door opener. For single-family homes, either on separate lots or within a planned development, the additional spaces may be located on the garage apron for the dwelling unit provided that the space does not interfere with the common driveway and each additional space is a minimum of 9 feet wide and twenty (20) feet deep.
Non-residential uses:	
Auditorium/multi-purpose room	1 space per 75 square feet of usable assembly area.
General retail/office	1 space per 250 square feet of floor area for the first 20,000 square feet of gross floor area, 1 space per 400 square feet of floor area for the next 30,000 square feet of gross floor area and 1 space per 500 square feet of floor area after the first 50,000 square feet.
Group occupancies	1 space per 2 guest rooms in rooming houses and dormitories.
Health institution	1 space per 500 square feet of gross floor area for office/administrative

	use plus 0.5 spaces per bed, for hospitals, sanitariums, convalescent homes and homes for the aged.										
Hotel/motel	1 space shall be provided for each living or sleeping unit of each auto court, tourist court, motel, hotel or other transient occupancy.										
Indoor entertainment	1 space per 3 seats for movie theaters or 1 space per 75 square feet of usable floor area for other uses where no fixed seating is provided (dance halls, clubs, etc.)										
Industrial/warehouse	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th style="width: 60%;">Square Feet of GFA</th> <th style="width: 40%;">Parking Ratio</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Up to 5,000</td> <td style="text-align: center;">1 to 400 = 13</td> </tr> <tr> <td style="text-align: center;">5,001 to 10,000</td> <td style="text-align: center;">1 to 500 = 10</td> </tr> <tr> <td style="text-align: center;">10,001 to 25,000</td> <td style="text-align: center;">1 to 750 = 20</td> </tr> <tr> <td style="text-align: center;">25,001 and up</td> <td style="text-align: center;">1 to 1,500</td> </tr> </tbody> </table>	Square Feet of GFA	Parking Ratio	Up to 5,000	1 to 400 = 13	5,001 to 10,000	1 to 500 = 10	10,001 to 25,000	1 to 750 = 20	25,001 and up	1 to 1,500
	Square Feet of GFA	Parking Ratio									
	Up to 5,000	1 to 400 = 13									
	5,001 to 10,000	1 to 500 = 10									
	10,001 to 25,000	1 to 750 = 20									
25,001 and up	1 to 1,500										
Industrial/warehouse (continued)	(This is a cumulative requirement: for example a 25,000 sq. ft. building requires 13 + 10 + 20 = 43 spaces)										
	(Offices not occupying more than 25% of the total floor area are counted as industrial/warehouse space)										
Off-street loading	For nonresidential uses, one 15-foot by 25-foot space shall be required for every building over 25,000 square feet, 1 full size loading space (15 feet wide, 40 feet long with a 14-foot clearance) per 25,000 square feet of gross floor area shall be required. Full size loading spaces shall be screened from view of adjacent streets.										
On-sale liquor establishment	1 space per 50 square feet of gross floor area.										
Outdoor display	1 space per 2,500 square feet of open area devoted to display, rental or sales. A minimum of 2 off-street spaces shall be required. This requirement applies, but is not limited to, plant nurseries, garden centers, equipment rentals and contractor storage yards.										
Religious institution	1 space per 40 square feet of main assembly area. Additional spaces are required at a rate of 1 space per additional 250 square feet of gross floor area or portion thereof.										
Restaurant	1 space per 150 square feet of gross floor area.										
Self-storage	Parking shall be provided along 30-foot-wide parking/driving lanes adjacent to the storage buildings and a minimum of 10 spaces adjacent to the leasing office.										

Vehicle related uses:	
Auto repair	1 space per 300 square feet of gross floor area.
Auto sales/leasing	1 space per 500 square feet of gross floor area of building plus 1 space per 2,500 square feet of outdoor display and storage area.
RVs and related	1 space per 500 square feet of gross floor area plus 1 space per 2,500 square feet of outdoor display and storage area.

SECTION 10. CEQA. This Urgency Ordinance implements the provisions of Government Code Section 65852.2 and is therefore exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.17 and California Code of Regulations, Title 14, Chapter 3, Section 15282(h).

SECTION 11. Inconsistent Provisions. Any provision of the El Monte Municipal Code or appendices thereto inconsistent with the provisions of this Urgency Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to the extent necessary to implement the provisions of this Urgency Ordinance.

SECTION 12. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Urgency Ordinance, or any part thereof is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Urgency Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase would be subsequently declared invalid or unconstitutional.

SECTION 13. Construction. The City Council intends this Urgency Ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this Urgency Ordinance shall be construed in light of that intent. To the extent the provisions of the El Monte Municipal Code as amended by this Urgency Ordinance are substantially the same as the provisions of that Code as it read prior to the adoption of this Urgency Ordinance, those amended provisions shall be construed as continuations of the earlier provisions and not as new enactments.

SECTION 14. Effective Date and Transmittal to the State. This Urgency Ordinance is enacted pursuant to the authority conferred upon the City Council of the City of El Monte by Government Code sections 36934 and 36937 and shall be in full force and effect upon its adoption by a four-fifths (4/5) vote of the City Council. The City Clerk is hereby directed to transmit this Urgency Ordinance to the California Department of Housing and Community Development within sixty (60) days of adoption of this Urgency Ordinance, pursuant to Government Code Section 65852.2(h).

PASSED, APPROVED AND ADOPTED by the City Council of the City of El Monte at the regular meeting of this 4th day of February, 2020.

André Quintero
Mayor of the City of El Monte

ATTEST:

Catherine A. Eredia
City Clerk of the City of El Monte

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF EL MONTE)

I, Catherine A. Eredia, City Clerk of the City of El Monte, hereby certify that the foregoing Urgency Ordinance No. _____ was passed and adopted by the City Council of the City of El Monte, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 4th day of February, 2020 and that said Urgency Ordinance was adopted by the following vote, to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Catherine A. Eredia, City Clerk