

Zoning Streamline Phase 1

PR-2022-001313 – Zoning Code Amendment and Rezoning

Community & Economic Development Department

Planning Commission

Agenda Item: 5

May 12, 2022

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OVERVIEW OF PRESENTATION

1. SB 9 Implementation
2. ADUs, JADUs and MADUs
3. Objective Development Standards
4. Zoning Clean- Up Items
 - ✓ Regulations related to:
 - Parking
 - Appeal time frames
 - Variances
 - ✓ Rezoning – Tract No. 28756 (Lindy Street)



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BACKGROUND

SB 9 Implementation

- State law - September 2021
- Allows for ministerial approval of **two dwelling units** and division of existing parcels into **two lots** in any Single-Family Zone
- Minimum requirements
- Exceptions and Exemptions
- City may adopt objective standards

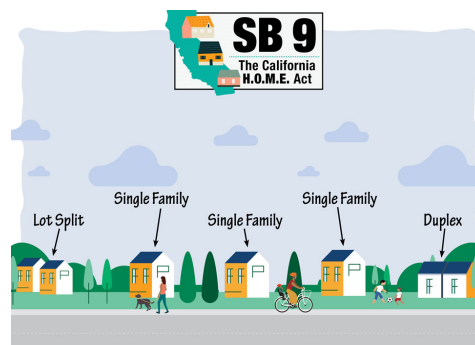


Image source: Abundant Housing LA Education Fund



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BACKGROUND

ADUs, JADUs and MADUs

- Builds on previous efforts to increase small-scale housing production
- Streamlining existing development regulations
- Staff proposes - allow movable ADUs - currently prohibited



Image source: OpenScope Studio



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BACKGROUND

Objective Development Standards

- Required by State Law (SB 330 – Housing Crisis Act)
- Cities must establish inarguable, black-and-white development regulations for certain residential projects
- Builds on efforts introduced with 6th Cycle Housing Element Update

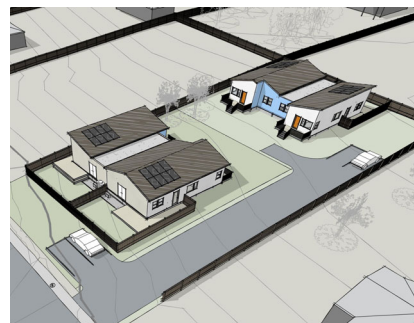


Image source: OpenScope Studio



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BACKGROUND

Zoning Clean-Up

- City monitors and regularly brings forth Zoning Code updates to streamline regulations and improve processes
- Three areas:

Parking
requirements

Appeal Time
Frames

Variances



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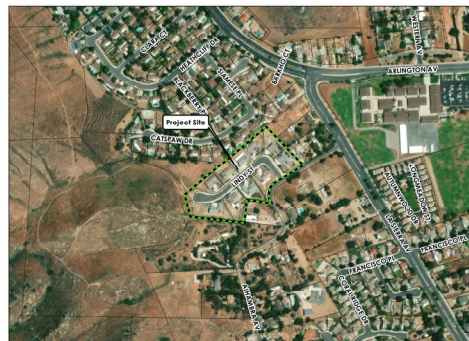
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BACKGROUND

Zoning Clean Up - Rezoning – Tract No. 28756

- 10 lots located at 11171-11234
Lindy Street in Ward 7
- Approved in 1998, recorded
in 2004, built in 2018
- Original approval
 - ✓ City to apply RL – Residential
Livestock Overlay Zone
 - ✓ Never completed



PR-2022-001313 (ZC, RZ), Exhibit - Location Map

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PROPOSED AMENDMENTS: SB 9

Title 17 – Grading Code – Information Only

- Update for consistency with allowance for Two-Unit Development

Title 18 – Subdivision Code – Information Only

- Establish procedure and approval authority for Urban Lot Splits authorized by SB 9
- New Chapter – 19.085 – Urban Lot Splits:
 - Establish minimum requirements, eligibility criteria, processing procedures, design standards and other requirements for Urban Lot Splits
- Other updates for consistency throughout

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PROPOSED AMENDMENTS: SB 9

Title 19 – Zoning

- Update single-family development standards to accommodate two-unit developments
- Update Permitted Uses Table to accommodate two-unit developments
- Update Residential Protection Overlay Zone (RP) to apply requirements to all dwelling units
- New Chapter – 19.443 – Two-Unit Developments
 - Establish minimum requirements, eligibility criteria, processing procedures, design standards and other requirements for Urban Lot Splits
 - Create objective design standards to two-unit developments to minimize impacts on surrounding neighborhoods



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PROPOSED AMENDMENTS: ADUs, JADUs AND MADUs

Title 19 – Zoning

- Update existing regulations for ADUs and JADUs to improve clarity and consistency
- Established Moveable ADUs (MADUs) as allowed as a type of ADU
 - Update existing regulations for detached ADUs to incorporate MADUs
 - Establish specific regulations for MADUs related to placement, exterior architecture, roof types, window/door types, etc. to ensure consistency with residential neighborhoods
 - Add definition for MADUs



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PROPOSED AMENDMENTS: OBJECTIVE DEVELOPMENT STANDARDS

Title 19 – Zoning

- Revise development standards and design regulations for new development in Multifamily and Mixed-Use Zones
- Improve clarity and objectivity of standards established with 6th Cycle Housing Element
- Required for compliance with SB 330 (Housing Crisis Act)



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PROPOSED AMENDMENTS: ZONING CLEAN-UP

Title 19 – Zoning

- Chapter 19.580 – Parking and Loading
 - Revise Parking Requirements Table to align with Permitted Uses Table (19.150.020.A) for clarity and ease of use
 - Where no parking requirement exists, align with most similar existing use listed in table
 - Reorganize and clarify standards for recreational vehicle parking in residential zones and measurement of angled spaces
- Chapter 19.680 – Appeals: Update timeline for hearing
- Chapter 19.720 – Variance: Update required Findings to align with State law



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PROPOSED AMENDMENTS: ZONING CLEAN-UP REZONING – TRACT 28756

Zoning Map Amendment

- Original approval required City to initiate Rezoning to apply RL – Residential Livestock Overlay Zone to approved tract map
- Proposal: Rezone existing 10-lot subdivision to apply RL Overlay Zone
- Would allow keeping of 2 non-domestic animals (horses, etc.) for each lot with at least 20,000 square feet of area

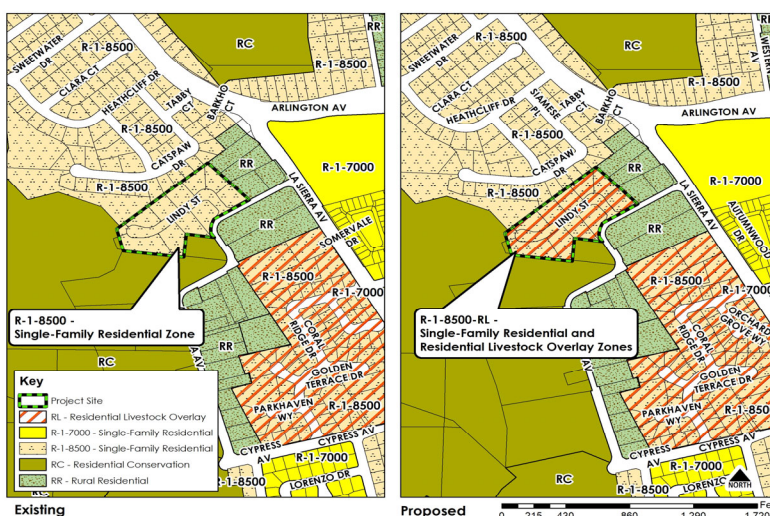


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ZONING – TRACT 28756



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PUBLIC OUTREACH AND COMMENT

- ADUs, JADUs and MADUs:
 - ✓ 3 workshops – March 2, 9 and 16
- SB 9 Implementation:
 - ✓ 3 workshops – April 20, 25 and May 5
- Tract 28756 Rezoning:
 - ✓ Notice mailed to properties within 300 feet



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STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 2 – Community Well-Being

Goal No. 2.1 - Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels.



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RECOMMENDATIONS

That the Planning Commission recommend the City Council:

- ✓ Determine that Planning Case PR-2022-001313 is exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15061(b)(3) (General Rule), as it can be seen with certainty that approval of the project will not have an effect on the environment; and further that the adoption of an ordinance to implement Sections 65852.21 and 64411.7 of the California Government Code (SB 9) is not a Project and therefore not subject to CEQA; and
- ✓ Approve Planning Case PR-2022-001313 (Zoning Text Amendment and Rezoning) as outlined in the staff report and summarized in the Findings section of the report.

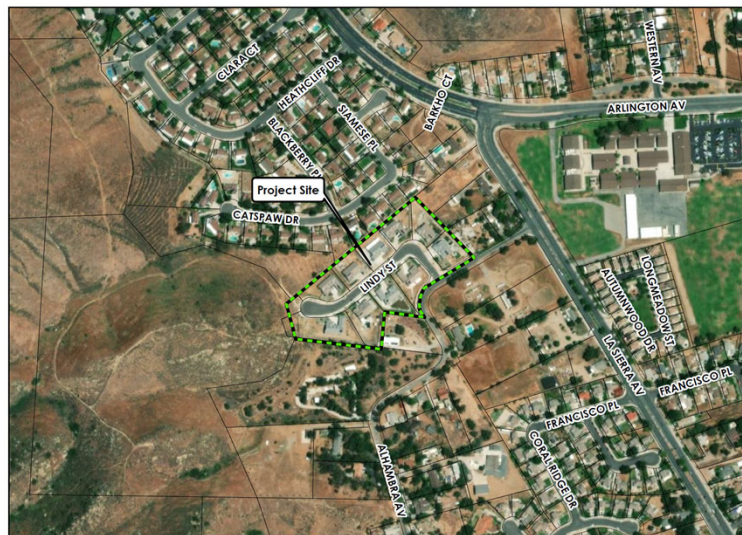


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LOCATION MAP – TRACT 28756



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GENERAL PLAN – TRACT 28756

