

# Series A Code Amendments *File 20-2341* *Citywide*



Planning Commission Meeting

April 28, 2020

# Series A Code Amendments

- New Zoning Code Took Effect January 2020
- Staff identified areas to clean-up
  - Typos
  - Sections needing clarification
  - Sections from the old zoning code that were missed
  - New state law

# Changes to Definitions

- Floor Area Ratio: clarify what's counted towards F.A.R.
  - High ceiling area
  - Accessory structures (not required parking)
  - Patio covers more than 50% covered
- Consistent with definition in previous zoning code.

# Changes to Definitions

- New Dwelling: add criteria for defining “new dwelling”.
- New dwelling: More than 50% of exterior walls demolished.
- Consistent with previous code; has been simplified.

# Changes to “General Procedures”

- Multiple construction projects within 24-months will be considered a single project.

# Changes to “Parking Requirements”

- Change of Use: no additional spaces required when:
  - New use has same requirement as previous use.
  - Current number of spaces less than minimum required.
- Applies to shopping centers.

# Changes to “Driveway Standards”

- One-car garage: Maximum driveway width is changed from 8 feet to 10 feet for driveways
- This corrects inconsistency in text.
- Table 9-1E-3 already states minimum is 8 and maximum 10-20 feet.
- 10-foot dimension provides driver and passenger enough room to enter and exit.

# Changes to “Parking Standards”

- When both street and alley access is available, driveway access must be taken from alley.
- Correction of a typo.



# Changes to "Sign Locations and Design Requirements"

- Eliminate minimum street frontage for monument signs.
- Corrects inconsistency in Code.

# Changes to “Major Sign Permit Requirements”

- Requirements for “Major Sign Permit” same as “Major Site Plan Review”.
- Correction of a typo.
- “Minor Site Plan Review” changed to “Major Site Plan review.”

# Changes to "R-1 Land Use/Permit Requirements"

- Conditional Use Permit required for accessory structures with plumbing.
- Not including accessory dwelling units.
- Makes code consistent with previous code.

# Changes to “R-1 Land Use/Permit Requirements”

- If no ADU or JADU on-site, allow 1 bedroom to be rented.
- Provide additional parking space for rented room.
- Consistent with previous code.

# Changes to “R-1 Development Standards”

- Increase distance between habitable structures from 10 feet to 15 feet.
- Provide feeling of lower density.
- Provide additional open space and privacy.
- Apply this change to R-1, R-2, R-3

# Changes to “R-1 Development Standards”

- Limit accessory uses and structures to 1 per lot; must be in rear 50% of lot.
- Expands requirement to “uses” as well as structures.
- Rear 50 percent rule also applies to both uses and structures.
- Limitations do not apply to required parking
- This change will be made to R-1, R-2, and R-3

# Changes to “R-1 Development Standards”

- Accessory structures on corner lots:
  - Provide minimum 10-foot street side yard setback.
  - Provide minimum 5-foot rear setback.
- Correction of a typo.

# Changes to “R-1 Development Standards”

- Provide minimum 500 S.F. open space/dwelling unit
- Consistent with previous code
- At least 75% landscaped.
- 25% may be covered with roof/patio.
- Landscaping requirement is new.



# Changes to “R-2 Development Standards”

- Interior lots must have combined average 2<sup>nd</sup> floor setback of 10 feet.
- Never less than five feet.
- On corner lot, 2<sup>nd</sup> floor setback must be combined average of 10 feet.
- These are corrections of typos.

# Changes to “R-3 Land Use/Permit Requirements”

- “Large Family Day Care Homes” removed from Land Uses Table.
- Response to new state law (SB 234).
- Cities must allow “by-right” small/large family daycare homes.

# Changes to “Commercial Land Use/Permit Requirements”

- New use: “Non-residential tenant space or unit shared by more than one independently-owned business”
- Subject to CUP.
- Requirement of the previous zoning code.

# Changes to “Commercial Land Use/Permit Requirements”

Delete duplicate instances of “Kennel” use.

# Changes to “Encroachments”

- Locate washing machines and dryers within main structure/Accessory structure.
- Consistent with previous code.

# Changes to “Encroachments”

Water heaters for new construction must be located within structure.

Only tankless water heaters can be outside building.

# Changes to “Special Uses”

- Large Family Daycare Homes is deleted.
- Comply with new state law (SB 234).

# Series A Code Amendments

Adopt the attached Resolution

- Find project exempt from CEQA
- Recommend City Council adopt proposed ordinance



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