

Zoning Ordinance Update

Planning Commission

December 18, 2013



SCHEDULE

Meeting Date	Topics Covered
December 11, 2013	<ul style="list-style-type: none">• Overview• Division I – Introductory Provisions• Division V – General Terms
December 18, 2013	<ul style="list-style-type: none">• Division IV – Administration & Permits• Division II – Base & Overlay Districts: Residential Neighborhoods (Chapters 9.07-9.08)
January 8, 2014	<ul style="list-style-type: none">• Division II – Base & Overlay Districts: OP and all other chapters
January 15, 2014	<ul style="list-style-type: none">• Division III – General Regulations
January 22, 2014	<ul style="list-style-type: none">• Division VI - Related Provisions
February 5, 2014	<ul style="list-style-type: none">• Recommendations to City Council<ul style="list-style-type: none">○ Zoning Ordinance and Map○ LUCE map & LUCE Amendments○ Environmental Review

STRUCTURE OF ORDINANCE

- **Division I – Introductory Provisions.**
- **Division II – Base and Overlay Districts.**
- **Division III – General Regulations.**
- **Division IV – Administration and Permits.**
- **Division V – General Terms.**

RECAP FROM DEC 11

- RMH to be added (Mountain View Mobile Home Park)
- “Historic Resource” definition to be included
- “Individual with Disability” definition to be included
- Elimination of FAR discount for at-grade parking

RECAP FROM DEC 11

- LUCE and Zoning Map will be updated and circulated prior to Feb 5 PC meeting. Will develop list of changes as soon as possible.

DIVISION IV

ADMINISTRATIVE PROVISIONS

Structure

- Director Authority (formerly “Zoning Administrator”)
- Common Procedures (e.g. Noticing, Appeals, Revocation)
- Permit Types (e.g. Administrative Approval, Development Review)
- Other Procedures (e.g. Specific Plan and Specific Plan amendments)

APPEALS

Type of Permit	Appealable?	To?
Staff level	No	-
Staff level	Yes	Planning Commission
Zoning Administrator (now Director's Hearing)	Yes	Planning Commission
Planning Commission	Yes	City Council

DISCRETION

- Exercise in judgment
- Deliberation
- Not typically based on quantitative measures
- Findings made
- Appealable

PROPOSED PERMIT STRUCTURE

- Zoning Conformance Review
- Administrative Approval
- Development Review Permit
- Minor Use/Conditional Use Permit
- Minor/Major Modifications, Waivers
- Variances
- Temporary Use Permits

PERMITS

Existing Permit Name	Authority	Appealable	Proposed Permit Type	Authority	Appealable
Zoning Conformance Review	Director	No	Zoning Conformance Review	Director	No
Administrative Approval	Director	No	Administrative Approval	Director	No
Alcohol Determination	Director	No	Zoning Conformance Review	Director	No
Alcohol Exemption	Director	Yes	Zoning Conformance Review	Director	Yes
Fence/Wall/Hedge Height Modification	Director	No	Fence/Wall/Hedge Height Modification	Director	No
Fence/Wall/Hedge Height Modification	Director Hearing	Yes	Fence/Wall/Hedge Height Modification	Director Hearing	Yes
Temporary Use Permit	Director	No	Temporary Use Permit	Director	No
Temporary Use Permit for more than 45 days	Director	Yes	Minor Use Permit	Director Hearing	Yes
Home Occupation Permit	Director	Yes	Zoning Conformance Review	Director	No
Minor Outdoor Dining Permit 200 sq ft or less	Director	No	Zoning Conformance Review	Director	No
Performance Standards Permit	Director	Yes	Minor Use Permit	Director Hearing	Yes

PERMITS

Existing Permit Name	Authority	Appealable	Proposed Permit Type	Authority	Appealable
Shared Parking Permit	Director	No	Administrative Approval Minor Use Permit	Director Director Hearing	No Yes
Variance	Director Hearing	Yes	Minor Modification Major Modification Variance	Director Director Hearing PC	No Yes Yes
Use Permit	Director Hearing	Yes	Minor Use Permit	Director Hearing	Yes
Reduced Parking Permit	Director Hearing	Yes	Eliminated	-	-
Adjustments	Director Hearing	Yes	Minor Modification, Major Modification	Director Director Hearing	No Yes
Yard Modification	Director/ Director Hearing	No/Yes	Minor Modification, Major Modification	Director Director Hearing	No Yes
Conditional Use Permit	PC	Yes	Conditional Use Permit	PC	Yes
Design Compatibility Permit	PC	Yes	ARB review/Design Guidelines	ARB	Yes
Development Review Permit	PC	Yes	Development Review Permit	PC	Yes

DIVISION IV

PERMIT CHANGES

- TUP greater than 45 days proposed to be a Minor Use Permit
- Home Occupation Permit proposed to be Zoning Conformance Review
- PSP becomes MUP

DIVISION IV

PERMIT CHANGES

- Shared parking administrative for <10 or less spaces, MUP for 10+
- Reduced Parking Permit eliminated
- Adjustments replaced with Minor/Major Modifications
- Variances more focused on property-related hardship, with PC review

DIVISION IV

PROPOSED DRP THRESHOLDS

- 10,000 sq ft in all residential, Neighborhood Commercial
- 20,000 sq ft in others
- Currently 15,000-25,000 sq ft in residential districts

DIVISION IV MODIFICATIONS

■ **Minor**

- Intended to be ‘de minimus’
- Small changes that would not be noticeable and are in keeping with neighborhood character

■ **Major**

- Director’s Hearing, similar to existing variance procedure;
- Tied to design objectives

■ **Waivers**

- Director’s Hearing, similar to existing variance procedure;
- Specific design features;
- Tied to design objectives

DIVISION IV

MODIFICATIONS

Standard	Maximum Minor Modification Amount	Maximum Major Modification Amount
Setbacks	5 percent or 3 feet, whichever is less	20 percent or 5 feet, whichever is less
Build-to Areas	5 percent of the standards for building façade location	20 percent of the standards for building façade location
Parcel Coverage	5 percent	10 percent
Height	5 percent or 2 feet,	20 percent or 5 feet, whichever is less
Landscaping	n/a	10 percent
Reasonable Accommodation	The amount warranted to comply with State or Federal law	n/a
Transparency	10 percent	n/a
Parking, Loading and Circulation	Dimensional standards that do not result in a reduction of required parking and loading spaces.	n/a

DIVISION IV

NCOD

- Intent: reinforce physical features that contribute to neighborhood character
 - Architectural features
 - Site features
 - Trees
- Physical features should be things that can be emphasized through application of development standards or design guidelines

DIVISION IV

NCOD

- Criteria
 - 50% of parcels residential
 - Minimum of 20 parcels
 - Contiguous boundary
 - Cannot overlap another NCOD or historic district
- PC decides on eligibility
- City Council decides on NCOD at PC recommendation

DIVISION II

Example Use Table

TABLE 9.08.020: LAND USE REGULATIONS—RESIDENTIAL MULTI-UNIT DISTRICTS				
<i>Use Classification</i>	<i>R2</i>	<i>R3</i>	<i>R4</i>	<i>Additional Regulations</i>
Residential Uses				
Residential Housing Types	<i>See sub-classifications below.</i>			
<i>Single Unit Dwelling</i>	P	P	P	
<i>Second Dwelling Unit</i>	P	P	P	Section 9.31.300, Second Dwelling Units
<i>Duplex</i>	P	P	P	
<i>Multiple-Unit Structure</i>	P	P	P	

DIVISION II

Example Development Standards Table

TABLE 9.08.030: DEVELOPMENT STANDARDS—RESIDENTIAL MULTI-UNIT DISTRICTS				
<i>Standard</i>	<i>R2</i>	<i>R3</i>	<i>R4</i>	<i>Additional Regulations</i>
Parcel and Density Standards				
Minimum Parcel Size (sq. ft.)	5,000	5,000	5,000	
Minimum Parcel Width (ft.)	50	50	50	
Minimum Parcel Depth (ft.)	100	100	100	
Minimum Parcel Area (sq. f.t) per Unit				
<i>Tier 1—Base Standard</i>	2,000	1,500	1,250	
<i>Tier 2—With Provision of Community Benefits</i>	-	1,250	900	Chapter 9.23, Community Benefits

DIVISION II

R1 - Uses

Use	How Changing
Large Family Daycare	PSP to MUP – would now require hearing.
Day care centers	Newly proposed as CUP, consistent with Schools. Recommended by CC&EETF.
Bed & Breakfasts	Newly proposed as CUP, only within designated landmarks

DIVISION II

R1 - Uses

Use	How Changing
2 nd Dwelling units	Limited to 14 feet in height; 650 sq ft; Owner occupied
Private tennis courts	Currently PSP; becomes permitted but still subject to same physical requirements
Supportive and Transitional Housing	Explicitly listed – these are required to be permitted by State law but must still meet development standards of R1

DIVISION II

R1 – Development standards

- Four areas:
 - General (citywide) standards
 - North of Montana
 - Sunset Park
 - North of Wilshire
 - Expo/Pico
- Mirror standards in existing ordinance

DIVISION II

R2, R3, R4 - Uses

- Libraries were CUP in R2, R4. Proposing 'Cultural Facilities' as CUP in R2, R3, R4, but only in designated landmarks.
- Municipal parking structures eliminated (currently CUP in R4)

DIVISION II

R2, R3, R4 – Development Standards

Density Limits (square feet/unit)

	R2	R3	R4
<i>Tier 1—Base Standard</i>	2,000	1,500	1,250
<i>Tier 2—With Provision of Community Benefits</i>	-	1,250	900
<i>100% Affordable Housing Projects</i>	-	1,250	900

- Tier 2 proposed to only be achievable through Development Agreement
- 4 unit max in R2 remains

DIVISION II

R2, R3, R4

- R2B becomes R2
 - Density limit decreases from 1:1500 to 1:2000 to reflect LUCE
 - Front setback and view corridor provisions will be included in future draft
- R3R becomes R3
 - 1.0 FAR eliminated; redundant with 50% lot coverage and 2 story limit
 - Lowers max height from 2/30 to 2/23 for Tier 1

Errata

- 4 unit max in R2
- Construction Rate Program intended to apply only to residential multi-unit zones, not mixed-use/commercial.

1200 Wilshire Blvd (Fidelity Investments) – 7,757 SF



1920 Wilshire Blvd (Walgreens) – 11,014 SF



1610 Wilshire Blvd (Staples) – 16,864 SF



2201 Wilshire Blvd (Whole Foods) – 22,526 SF



1731 20th Street (Crossroads School Science Building) – 23,607 SF



725 California Ave (St. Monica's) – 27,500 SF



214 Wilshire Blvd (CPK/Knoll building) – 29,000 SF

