Staff Report Details (With Text)

File #:	20-1075	**Version:** 1	**Name:**	CC - 2nd Reading SFD Text Amendment	
Type:	Ordinance		**Status:**	Consent Agenda	
File created:	6/15/2020		**In control:**	City Council Meeting Agenda	
On agenda:	6/22/2020		**Final action:**		
Title:	CC - Adoption of an Ordinance Approving a Zoning Code Amendment Modifying Development Standards for the Single-Family (R1) Residential Zone.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. 2020-06-22_ATT_Ordinance_ZCA_Single Family Design Guidelines_FINAL.pdf, 2. 2020-06-22_ATT - Residential Hillside Overlay Map.pdf				

Date	Ver.	Action By	Action	Result

CC - Adoption of an Ordinance Approving a Zoning Code Amendment Modifying Development Standards for the Single-Family (R1) Residential Zone.

Meeting Date: June 22, 2020

Contact Person/Dept: Michael Allen/Current Planning Manager
William Kavadas/Assistant Planner

Phone Number: (310) 253-5727 / (310) 253-5706

Fiscal Impact: Yes [] No [X] **General Fund:** Yes [] No [X]

Public Hearing: [] **Action Item:** [] **Attachments:** [X]

Commission Action Required: Yes [X] No [] **Date:** January 22, 2020
Commission Name: Planning Commission

Public Notification: (E-Mail) Meetings and Agendas - City Council (06/18/2020)

Department Approval: Sol Blumenfeld, Community Development Director (06/16/2020)

RECOMMENDATION

Staff recommends the City Council adopt an Ordinance (Attachment No. 1) approving Zoning Code Text Amendment P2019-0036-ZCA modifying standards for the Single-Family (R1) Residential Zone.

BACKGROUND

On January 22, 2020, the Planning Commission recommended approval of the proposed Zoning Code Amendment with several modifications that included introduction of rooftop equipment screening standards, elimination of increased 30-foot second-story front yard setbacks, clarification of double height floor area measurement, and revision of FAR to 0.50.

At the May 26, 2020 City Council meeting, the City Council unanimously introduced the proposed Ordinance Zoning Code Amendment P2019-0036-ZCA, with modifications. Pursuant to City Council's direction, Exhibit A to the proposed Ordinance was modified as follows:

- FAR is reduced from 0.50 to 0.45 to better reflect the input received by community members.
- Grading standard for neighborhood consistency has been added to ensure that new building pads in hillside neighborhoods with cross slope conditions maintain a grade that is the average elevation of the immediately adjoining lots calculated as the sum of the adjoining lot elevation divided by two.

The proposed Ordinance is presented for adoption by the City Council.

ENVIRONMENTAL DETERMINATION:

The Project is considered exempt from CEQA pursuant to CEQA Guidelines Section 15061(b) (3) because it can be seen with certainty that there is no possibility that the Project to amend the Zoning Code will have a significant effect on the environment. The proposed Zoning Code Amendment, modifying single family home development standards, by itself does not result in any physical changes nor any significant effects on the environment, and does not result in an intensification of development beyond what the Zoning Code already currently allows. Furthermore, the proposed Zoning Code Amendment is not in conjunction with the specific approval of any existing development or use permit applications. Therefore, any projects seeking approval subsequent to the proposed Zoning Code Amendment, would be subject to appropriate CEQA analysis at that time of any such application.

FISCAL ANALYSIS:

There are no fiscal impacts related to the adoption of the proposed Ordinance.

ATTACHMENTS

1. 2020-06-22_ATT - Proposed Ordinance and Exhibit A Code Amendments
2. 2020-06-22_ATT - Residential Hillside Overlay Map

MOTION

That the City Council:

Adopt the proposed Ordinance, Zoning Code Text Amendment P2019-0036-ZCA, to modify

the development standards for the Single-Family (R1) Residential Zone.

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