

# ZONING CODE UPDATE PROCESS

OCTOBER 26, 2015

## CITY COUNCIL



# Zoning Code Update Process

## Process

1. Stakeholder and Public Outreach
2. Issues and Option Identification
3. PC and CC Special Meetings
  - Focus on the 18 Issues
  - Provide policy directions on Options
4. Prepare draft Zoning Code
5. PC and CC review of draft Code
  - Examine details, specific language, etc.
6. Public Review and Comment
7. Adoption Hearings
8. Submittal to Coastal Commission

# Zoning Code Update

## Format for Presentation and Discussion

1. Identify Issue
2. List of Options w/ PC recommendation
3. Summary of PC recommendation
4. Take Public Input
5. Discussion and Direction

DISCUSSION

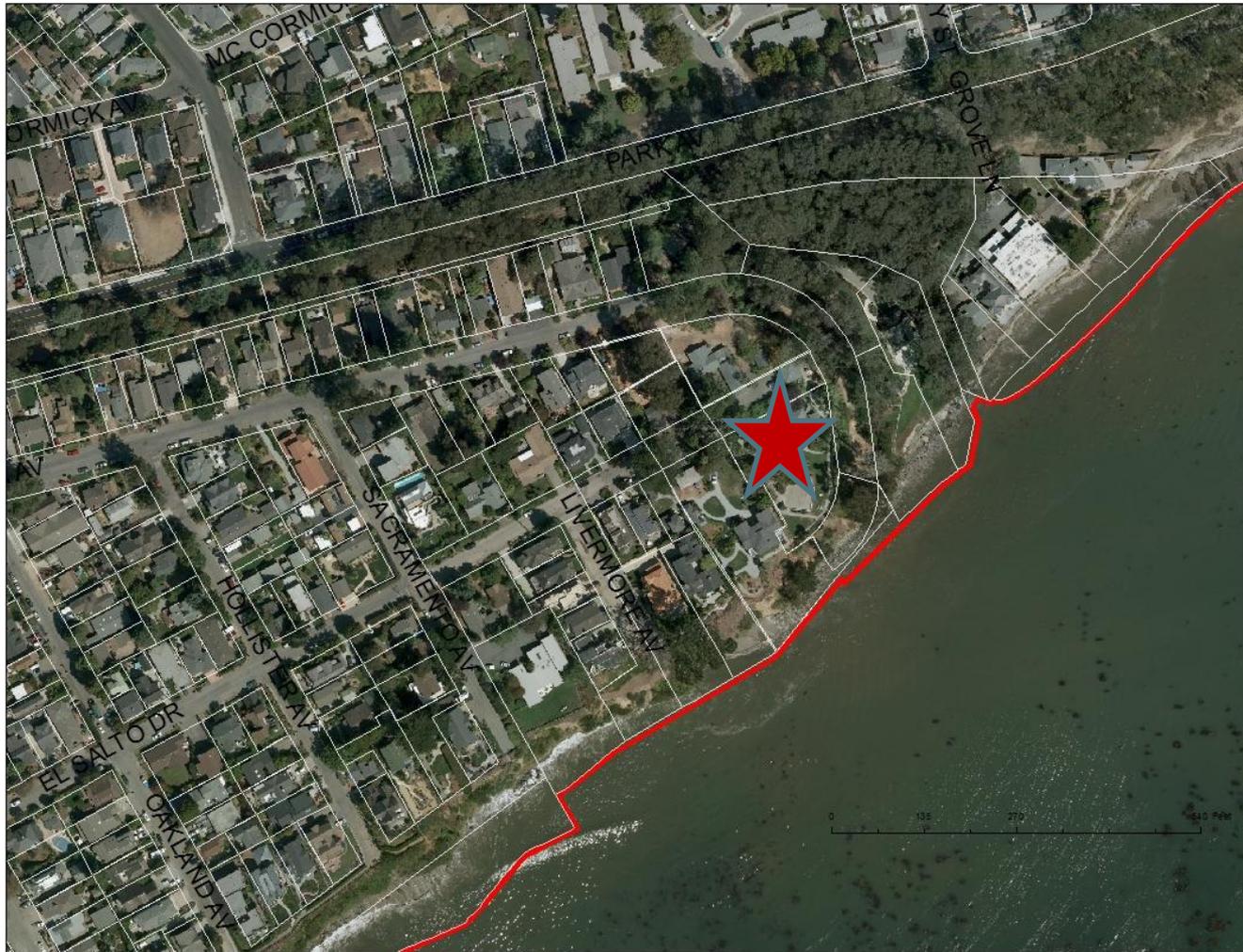
# Zoning Code Update

## Agenda

1. Visitor Serving uses on Depot Hill
2. Non-conforming Uses
3. Secondary Dwelling Units
4. Architectural and Site Review Committee
5. Planned Development
6. City Council Appeals
7. Signs
8. Adjourn

Next Special Meeting: November 19th

# Issue #15: Visitor-Serving Use in Depot Hill



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## Neighbor Concerns

- ❑ Existing use has caused problems for neighbors
- ❑ New visitor-serving uses would increase these problems
- ❑ Permitted intensity of new visitor-accommodation uses are incompatible



# Issue #15: Visitor-Serving Use in Depot Hill

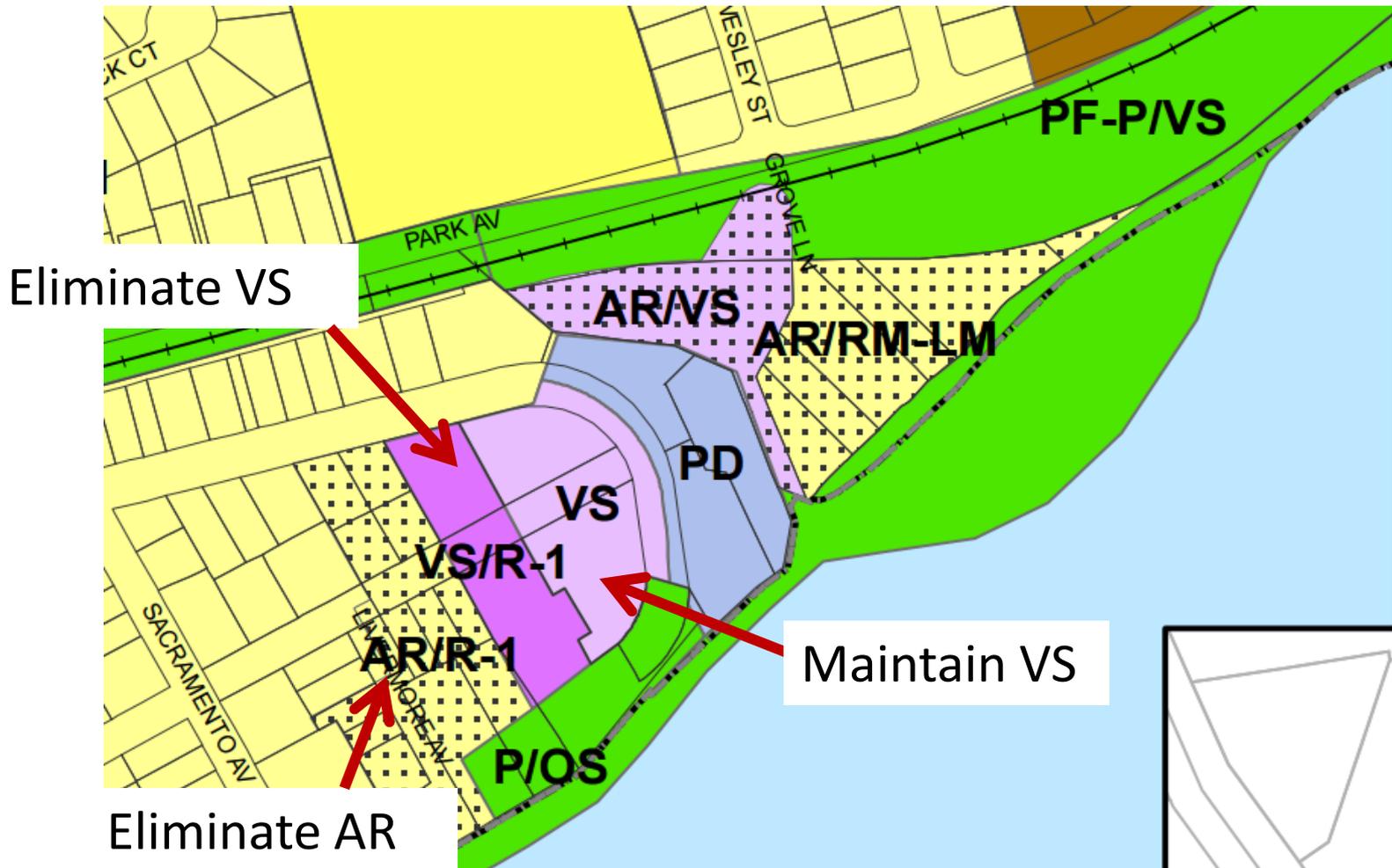
## PC Recommendation:

### Modify permitted use.

- Eliminate Visitor Serving (VS) on El Salto Property
- Eliminate Automatic Review parcels East of El Salto
- VS zoning to remain on Monarch Cove Inn property
- Modify Conditional Use List

# Issue #15: Visitor-Serving Use in Depot Hill

## ZONING MAP



# Issue #15: Visitor-Serving Use in Depot Hill

## GENERAL PLAN LAND USE MAP



Eliminate VA

Eliminate VS

-  Visitor Serving (VS)
-  Visitor Accommodations (VA)
-  Single-Family Residential (R-SF)
-  Parks and Open Space (P/OS)
-  Public/Quasi-Public (P/QP)

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## PC Recommendation:

### Modify permitted use.

- Eliminate Visitor Serving (VS) on El Salto Property
- Eliminate Automatic Review parcels East of El Salto
- VS zoning to remain on Monarch Cove Inn property
- Modify Conditional Use List

Conditionally Permitted Use for Monarch Cove Inn  
Modify Land Use List as follows:

- A. Accessory structures and accessory uses appurtenant to any conditionally allowed use;
- B. Hotels, motels, hostels, inns; bed and breakfast lodging;
- C. Food service related to lodging;
- ~~D. Assemblages of people, such as festivals, not exceeding ten days and not involving construction of permanent facilities;~~
- E. Accessory structures and uses established prior to establishment of main use or structure;
- F. Habitat restoration; habitat interpretive facility;

Conditionally Permitted Use for Monarch Cove Inn  
Modify Land Use List as follows:

- ~~G. Live entertainment;~~
- H. Public paths;
- ~~I. Business establishments that provide commercial places of amusement or recreation, live entertainment, or service of alcoholic beverages and that are located within two hundred feet of the boundary of a residential district;~~
- J. Weddings;
- K. Business establishments that sell or dispense alcoholic beverages for consumption upon the premises;
- ~~L. Other visitor serving uses of a similar character, density, and intensity as those listed in this section and determined by the planning commission to be consistent and compatible with the intent of this chapter and the applicable land use plan;~~

Conditionally Permitted Use for Monarch Cove Inn  
Modify Land Use List as follows:

- M. Offices and limited retail use, accessory to visitor-serving uses;
- N. One caretaker unit for the purpose of providing on-site security;
- O. Access roadway;
- P. Residential use by the owners and their family members of up to one unit per parcel on the three parcels, as long as a minimum of six guest bedrooms are available for visitor-serving use within the three parcels;
- ~~Q. Non-family residential use during the off-season months (November through April). (Ord. 886 § 3, 2005)~~
- R. Add multi-family as a CUP

# Issue #15: Visitor-Serving Use in Depot Hill

## Option 3: Limit intensity of visitor accommodation uses

	Existing	Example Modification
Height	30 ft.	28 ft.
Lot Coverage	50% allowed impervious max ( structures, decks, paving)	25%
Habitable Building Area	Not specified	15,000 sq. ft.
Guest Rooms	Not specified	15

# Issue #15: Visitor-Serving Use in Depot Hill



Option 4:  
Rezone to R-1

New Visitor  
Serving Uses  
Prohibited.

Existing Use  
allowed to  
continue.

# Issue #15: Visitor-Serving Use in Depot Hill

Option 1: Maintain existing permitted uses.

Option 2: Modify permitted uses.

Option 3: Limit intensity of visitor accommodation uses.

Option 4: Rezone to R-1.

# Issue #15: Visitor-Serving Use in Depot Hill

## PC Recommendation:

- Eliminate Visitor Serving (VS) on El Salto Property
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# Issue #8A: Calculation of Non-Conforming Structural Alterations

Option 1: Maintain existing 80% building valuation maximum of present fair market value.

Option 2: Maintain valuation cap but allow the Planning Commission to authorize additional alterations if specific findings can be made.

Option 3: Remove valuation cap for structural alterations to non-conforming structures. (Cannot expand)

Option 4: Change building valuation cap to a percentage of square footage calculation. (80% of existing structure)

Option 5: Maintain the existing 80% threshold with new exception for historic resources.

# Issue #8A: Calculation of Non-Conforming Structural Alterations

Option 3: Remove valuation cap for structural alterations to non-conforming structures.

- Rebuild with Non-Conforming Permit issued by PC.
- Required Findings: No negative impact on adjacent properties, surrounding neighborhood, or public.
- No increase the degree of non-conformity.

# Non-Conforming in R-1

# Issue #9: Secondary Dwelling Units

Option 1: Maintain existing code.

Option 2: Amend Code to encourage additional secondary units.

Option 3: Amend Code to encourage additional secondary units in specific areas of the City.

# Issue #9: Secondary Dwelling Units

## Unit Size:

Lot	5,000 – 7,500 sf	= 500 sf
	7,500 – 10,000 sf	= 640 sf
	10,001 sf or more	= 800 sf



# Issue #9: Secondary Dwelling Units

## **Setbacks:**

Attached: Same as primary structure

Detached: Side yard: 5 foot minimum  
Rear yard: 8 foot minimum

## **Height:**

Attached: Same primary structure OR zone height  
(Lesser of the two)

Detached: 1 story or 15 feet.

# Issue #9: Secondary Dwelling Units

Option 2: Amend Code to encourage additional secondary units.

1. Eliminate residency requirement.
2. Create opportunity for secondary units above a garage:
  - Must comply with development standards (Height, Setbacks, FAR)
  - No decreased setbacks for detached garage with secondary unit.
  - Require approval by Planning Commission.

DISCUSSION

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