

# Agenda Report

**TO: CITY COUNCIL**

**DATE: FEBRUARY 7, 2000**

**FROM: CITY MANAGER**

**SUBJECT: PROPOSED ZONE CHANGES FOR PROPERTIES WITHIN THE TWO STUDY AREAS ALONG THE SAN PASQUAL/CALIFORNIA CORRIDOR**

## **RECOMMENDATION**

It is recommended that the City Council following a public hearing:

1. Adopt the Initial Environmental Study and the Negative Declaration (Attachment 2); and
2. Approve the De Minimis Impact on the State Fish and Wildlife Habitat (Attachment 3); and
3. Approve the Zone Change from RS-6 (Single-family Residential, 0-6 units/acre) to RS-4 for the respectively zoned properties within Study Area 1, as shown in the attached map (Attachment 1); and
4. Approve the Zone Change from RS-4 (Single-family Residential, 0-4 units/acre) to RS-2 (Single-family Residential, 0-2 units/acre) for the respectively zoned properties within Study Area 1, as shown in the attached map (Attachment 1); and
5. Approve the Zone Change from RS-4 (Single-family Residential, 0-4 units/acre) to RS-2 (Single-family Residential, 0-2 units/acre) for the properties within Study Area 2, Sub-area A, as shown in the attached map (Attachment 1); and
6. Direct the City Attorney to prepare an ordinance implementing these recommendations; and
7. Direct the City Clerk to file a Notice of Determination (Attachment 4) and a Certificate of Fee Exemption for the California Department of Fish and Game, with the Los Angeles County Recorder.

## **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission considered this case at a public hearing on January 12, 2000, and voted unanimously to recommend approval of staff's recommendation.

## **EXECUTIVE SUMMARY**

Approval of the proposed zone changes would prevent further subdivision of lots such that, if allowed, the character of the area would be lost. The major factors used in determining the appropriate zoning for the study areas were average lot size, average lot width, and the number and type of potential subdivisions that would exist under each zoning designation.

MEETING OF 02/07/00

AGENDA ITEM NO. 6.B.(8:00 P.M.)

02/14/00

6.B (8:00 P.M.)

After the analysis, it became clear that the potential for "standard" subdivisions (through the center) was not as high as originally perceived in portions of the Study Areas. The most probable method to subdivide many of these lots is with a flag lot subdivision. However, the recent moratorium on flag lots citywide will prevent this type of subdivision until completion of the Zoning Code Revision. As a result of the Zoning Code revision, appropriate standards will be developed to ensure that flag lots, if allowed, will not impact or detract from an existing neighborhood's character.

## **BACKGROUND**

On October 13, 1999, the Subdivision Committee held a public hearing on a proposed subdivision. As a result of the subdivision, residents raised concerns regarding the large lots in the neighborhood, the potential for future subdivisions, and the appropriateness of the area's existing zoning designation. The Subdivision Committee sent a letter to the Planning Commission requesting that a zone change study be conducted for the area.

On October 27, 1999, the Planning Commission held a meeting to consider a zone change study for the area bound by Oakdale Street, Sierra Bonita Avenue, Arden Road, and the southern side of California Boulevard (Study Area 1).

At the November 10, 1999, meeting, the Planning Commission initiated a zone change study for two areas. Study Area 1, which was expanded to include properties on the north-side of San Pasqual Street, one block east to Meridith Avenue, and Study Area 2, which is bound by San Pasqual Street, Randolph Avenue, Lombardy Road, and the eastern City Boundary.

## **ANALYSIS**

All of the development standards (except for lot size and width) for the RS-2, RS-4, and RS-6 zoning districts are the same (yards, height, lot coverage). The two characteristics that differentiate these districts are the minimum lot size and minimum lot width, which are as follows:

	<b><u>RS-2</u></b>	<b><u>RS-4</u></b>	<b><u>RS-6</u></b>
Min. Lot Size (Sq. Ft.)	20,000	12,000	7,200
Min. Lot Width (Ft.)	100	75	55

## **STUDY AREA 1**

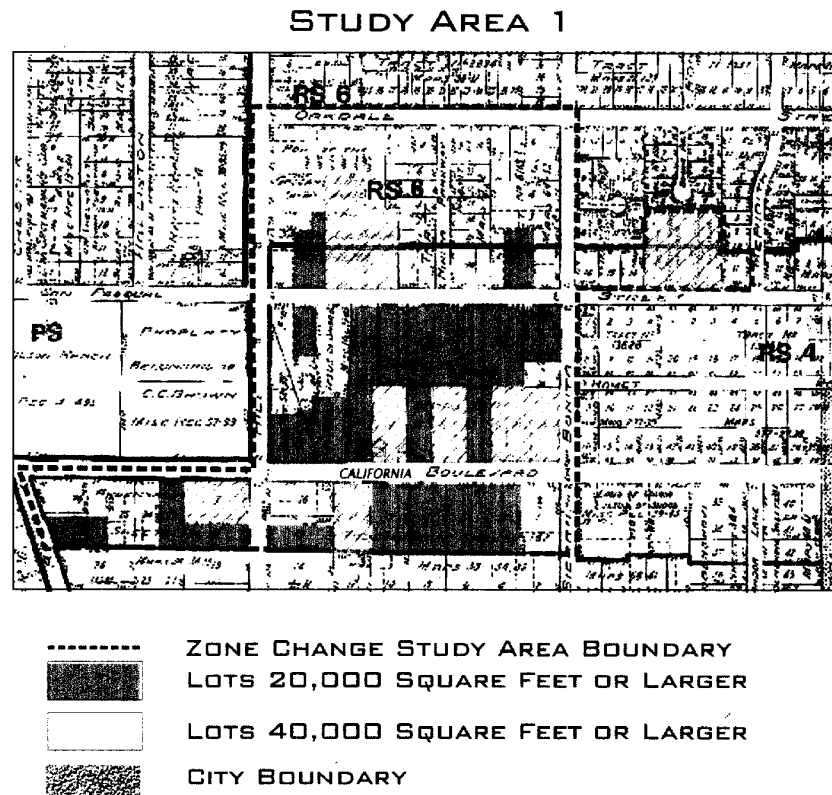
Two zoning designations, RS-4 and RS-6, make up Study Area 1. Eight lots are divided by the zoning boundary, and due to their size and location they will be included in this staff report as part of the analysis of the RS-4 zoning district. Staff's recommendation is to include the entire portion of these divided lots in the proposed zone change from RS-4 to RS-2.

### **Properties within Study Area 1 Zoned RS-6**

There are a total of thirty-five parcels within the RS-6 portion of Study Area 1. Sixteen of these parcels (46%) are above 12,000 square feet; the minimum lot size for the RS-4 district. Therefore, almost half of the lots possess one of the major characteristics of an RS-4 district.

Twenty-one (60%) of the parcels within the RS-6 portion of Study Area 1, however, have a lot width of less than the RS-4 minimum of seventy-five (75) feet.

The parcels within the RS-6 portion of Study Area 1 have an average lot size of 13,140 square feet. However, with the existing RS-6 zoning standards, none of these ten lots are wide enough (110 feet minimum) to allow any subdivisions through the center of the lot. It is unlikely that "standard" subdivisions could occur in this area even if the existing RS-6 zoning designation remains, however, the potential for flag lots will remain. Therefore, to preserve the integrity of these lots, staff is recommending that this portion of Study Area 1 be downzoned to RS-4.



#### Properties within Study Area 1 Zoned RS-4

There are seventy-one parcels within the RS-4 portion of Study Area 1, and they have an average lot size of 24,230 square feet. Forty (56%) of these parcels are 20,000 square feet or larger, ranging in size from 20,475 to 54,284 square feet, as shown in the map above. The overall average lot width for the area is ninety-nine feet. The characteristics of an RS-2 community have existed in this area for some time, and its current RS-4 zoning designation will permit additional subdivisions to occur, which could threaten this neighborhood's established character. Therefore, a change in zoning to RS-2 will benefit a majority of the parcels in the area, and provide non-conforming parcels the flexibility for additional development.

## **STUDY AREA 2**

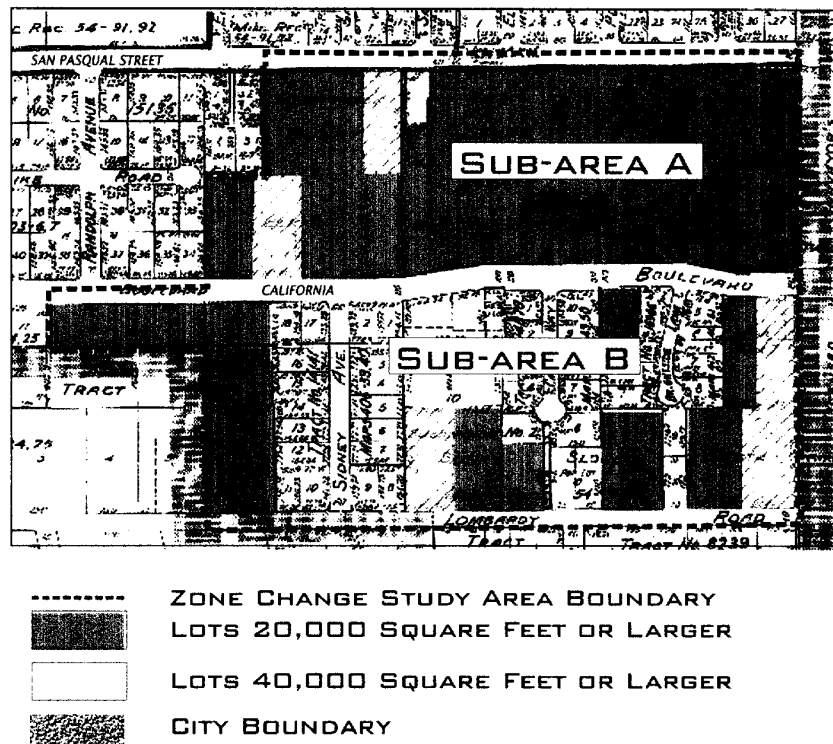
California Boulevard dissects Study Area 2 into two areas with distinct qualities. To achieve a better sense of character of the area in this report, analysis will be done separately for the area north of California Boulevard ("Sub-area A"), and the area south of California Boulevard ("Sub-area B").

### **Sub-Area A**

Thirty-five parcels are located within Sub-area A. All of the lots in this area are exceptionally deep, and most of them are narrow. All but one of the parcels in this area are 20,000 square feet or larger, and fourteen have a lot width of at least 100 feet, as shown in the map below. The only subdivisions that could occur in the area are flag lots, however, with the recent flag lot moratorium in effect this is not a viable option. A possibility also exists that if a developer acquires three lots that are large enough, because of their deep nature, a small cul-de-sac could be created. The cul-de-sacs would consist of very small lots similar to the cul-de-sacs created in Sub-area B, which is what caused these two sides of California Boulevard to be so distinct.

If the zoning for Sub-area A were changed to RS-2, the physical character of the lots would essentially remain intact even if a flag lot option existed. Only two lots would be large enough to accommodate a flag lot subdivision with an RS-2 zoning. Therefore, downzoning to RS-2 in this area will fully preserve the existing physical character of the area.

## **STUDY AREA 2**



#### Sub-area B

Sixty-six parcels are located within Sub-area B, and they have an average lot size of 18,234 square feet. Fifty (76%), however, are larger than 12,000 square feet, which gives the sub-area the characteristics of an RS-4 district. Sixteen (24%) of these lots (one a flag lot) are larger than 20,000 square feet, and are the only existing lots in the sub-area that can be further subdivided. Only three of these sixteen lots can be subdivided through the center under the existing RS-4 designation, however, the potential does exist for flag lot subdivisions. These larger lots are preserved by the moratorium until adequate standards are established, and the moratorium is rescinded, yet, staff is recommending to downzone Sub-area B to RS-2 to prohibit the possibility in the future, and fully preserve this area's existing character.

#### **NEIGHBORHOOD MEETING**

A neighborhood meeting was held December 16, 1999 at the Lamanda Park Library. Over 40 residents attended. Everyone in attendance agreed that the area's zoning needed to be revisited, and everyone was in favor of a proposal to downzone the entire portion of both study areas.

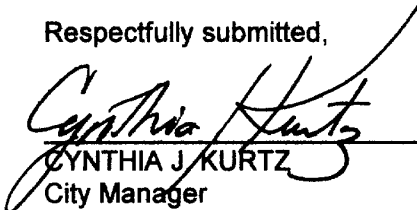
#### **ENVIRONMENTAL DETERMINATION**

An initial study was conducted on the proposed zone changes, and is included in this report as Attachment 3. The initial study concluded that there would be no significant environmental impacts as a result of the proposal. In addition, there will be no impact on fish and wildlife and staff is recommending the adoption of a de minimis finding.

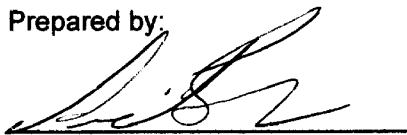
#### **FISCAL IMPACT**

Applying the new Zoning designations will not result in new development. In actuality, the opportunity for development will lessen if this proposal is approved. Therefore, development fees will be lost from development projects that could have occurred if all the districts' existing zoning designations are retained.

Respectfully submitted,

  
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City Manager

Prepared by:



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Approved by:

  
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**Attachments**

1. Map of Proposed Zone Changes
2. Initial Environmental Study and Negative Declaration
3. De Minimis Impact Finding
4. Notice of Determination