

SUMMARY OF MAJOR SUBSTANTIVE ZONING CODE CHANGES

Definitions - Section 5

New definitions are being added.

- “Director” is being defined to include his designee to make clear staff has the authority to issue approvals.
- A “studio unit” is essentially the same as a bachelor or efficiency unit. Terminology is being updated.
- One of the statutes which requires objective standards is the Housing Accountability Act (“HAA”). Under the HAA, a housing project includes a mixed use project if at least 2/3 of the square footage is designated for residential. This concept is being incorporated into the Zoning Code so that a development which is primarily commercial cannot claim to be a ministerial project.

New Zoning Designations – Sections 6 and 7

These sections add the new zoning designations that will be included in the zoning map.

Site Plan Review/Design Review – Sections

The Zoning Code currently requires Site Plan Review for any residential development of four or more units. Cross-references have been added to the various zones to make clear to anyone reading the specific provisions of that zone that the project will be subject to Site Plan Review.

Additionally, the Ordinance includes a new Design Review procedure. Cross-references have been added to the R-1 and R-2 zones to clarify that these approvals will be subject to that procedure.

Objective residential criteria are being added to the general provisions in Chapter 18.42.

Under state law, staff is required to review the application and notify the applicant within a given time period of any inconsistencies with the development standards and an explanation of the same. However, in order to give the Planning Commission and public a chance to see the project, noticed public hearings will be held for the Design Review.

Projects in the R-2 zone did not require Site Plan Review. While they must still comply with the objective development standards, these projects will continue to be administratively reviewed by staff.

Cross-reference to General Provisions – Sections 10, 12, 13, 19, 34

Chapter 18.42 of the Zoning Code includes general provisions which apply to both commercial and residential projects. In order to make clear which provisions apply to which zones, a chart has been added to Section 18.42.010 and instead of setting forth the specific-cross references in all of the sections, there is now just a general cross-reference to the chart in Section 18.42.010.

Dwelling Size - Sections 12, 13, 14, 16

Commitments were made in the 5th and 6th Cycle Housing Elements to eliminate minimum square footage requirements. Staff has retained the existing minimum requirement of 400 square feet without any reference to number of bedrooms and all other square footage requirements have been eliminated. The exemption from the 400 square foot requirement for affordable housing remains.

Elimination of Mid-Step Density/Reduction in Size – Sections 13, 16

In order for a property to count towards the City's RHNA as an Inventory Site for affordable housing, the land must be at least 0.5 acres and allow a minimum of 30 dwelling units per acre. In accordance with programs in the Housing Element, the stepped density in the R-4 and MUO zones have been changed by eliminating the middle step. Now anything 0.5 acres or greater is allowed a maximum of 30 du/acre. Similar changes are made in the land use plan.

Chapter 18.18A – Very High Density Multi-Family Residential Zone (R-6) - Section 14

Two of the Identified Sites in the Housing Element are the automobile center and Apollo Embroidery on the south side of Artesia Boulevard located at 1610 and 1650 Artesia Boulevard. As these sites were never meant to retain their industrial uses, they are being rezoned to a new, very high density multiple-family residential zone which will allow 51 – 70 du/acre. Chapter 18.18A sets forth the provisions that will apply to this new zone. The existing uses will be allowed to remain as legal non-conforming uses.

Chapter 18.19A – Artesia Mixed Use (AMU) – Section 18

As explained in the staff report, the Artesia Corridor Specific Plan will be rescinded with the approval of the Zoning Ordinance. The AMU chapter is a new chapter written to match what is currently developed on site and largely copies from the provisions of the Specific Plan. No other property will be subject to this zoning designation.

Chapter 18.21 – Housing Overlays - Section 20

Chapter 18.21 establishes the four new housing overlays that were discussed in the Housing Element – HO-3, HO-4, HO-5, and HO-6. This chapter sets forth the development standards for these overlay zones which are being placed on commercial and industrial sites throughout the City as identified in the Housing Element as Inventory Sites. A mix of commercial and residential uses will be allowed on these sites, but not a mix of industrial and residential uses.

As identified in the Housing Element, the new overlay zones allow the following densities:

	minimum density (du/acre)	maximum density (du/acre)
HO-3	12	20
HO-4	21	30
HO-5	31	50
HO-6	51	70

Parking – Sections 14, 20, 21, 22

In an effort to remove individuals from their cars, increase affordability, and reduce GHGs, Sacramento has been making a continued push to reduce or eliminate parking standards. Some reduced standards are required by law, such as for density bonus projects. This ordinance sets forth reduced parking standards for the R-6 and Overlay zones.

	Studio	1 bdrm	2 bdrm	3 bdrm	4+ bdrm	Guest
Zoning Code	1	2	2	2	2	0.5
Urgency Ord.	1	1.5	1.5	2	2	0.25
Density bonus – most restrictive	1	1	1.5	1.5	2.5	included

The standards for the Gardena Transit Oriented Development Specific Plan on Crenshaw Boulevard allowed 1 space per unit regardless of size.

The parking standards allow for the use of mechanical parking systems such as sliding and puzzle systems. (See video- [High Density Parking Solutions For Housing - Housing Innovation Collaborative](#) for examples of these systems.) These systems allow for a savings of valuable “real estate” as well as a reduction in costs versus traditional parking structures.

Other changes to the parking provisions include:

- A requirement to screen parking structures.
- Elimination of a requirement that parking must be included for tenants. This change is due to a push from the state, along with the trend from developers, to “unbundle” parking from a lease, meaning that a tenant would have to pay extra for a parking space. This helps encourage alternate modes of transportation.
- A requirement that residential parking areas be landscaped as well as commercial and industrial parking areas.

- A requirement for bicycle parking spaces in the R-6 and Overlay zones.

General Standards – Sections 23 - 32

In addition to adding the table discussed above, existing development standards were refined and new development standards were added. The table from Section 18.42.010 is reproduced below. The new development standards are highlighted on the chart.

Table 18.42 - 1

	R-1	R-2	R-3	R-4	R-6	MUO	AMU	C-R	HO
18.42.065 – Open Space	-	A	A	A	A	A	-	A	A
18.42.070 – Fences and walls	A	A	A	A	A	A	A	A	A
18.42.075 – Landscape	-	A	A	A	A	A	A	A	A
18.42.080 – Setbacks for streets/alleys	A	A	A	A	A	A	-	A	A
18.42.085 – Commercial/Industrial setbacks	-	-	-	-	-	-	-	-	-
18.42.090 – Swimming pool	A	A	A	A	A	A	A	A	A
18.42.095 – Residential design	A	-	-	-	-	-	-	-	-
18.42.100 – Permitted projections	A	A	A	A	A	A	A	A	A
18.42.110 – Intersection visibility	A	A	A	A	A	A	A	A	A
18.42.120 – Residential design criteria	-	A	A	A	A	A	A	A	A
18.42.130 – Refuse enclosures	-	-	A	A	A	A	A	A	A
18.42.140 – Enclosure of mechanical equipment	-	A	A	A	A	A	A	A	A
18.42.150 – Security and lighting plan	-	A	A	A	A	A	A	A	A
18.42.160 – Reverse vending machines	-	-	-	-	-	-	-	-	-
18.42.170 – Pedestrian amenities	-	-	A	A	A	A	A	A	A
18.42.180 – Display of addresses	A	A	A	A	A	A	A	A	A
18.42.190 – Pet relief area	-	-	A	A	A	A	-	A	A
18.42.200 – Pre-permit requirements.	-	A	A	A	A	A	A	A	A
18.42.210 – Post-permit requirements.	-	A	A	A	A	A	A	A	A

“-” means not applicable; “A” means the standard applies

The new residential design criteria are the standards which will apply to all residential and mixed-use housing projects with the exception of single-family homes. These standards include the orientation of the home, massing and articulation, allowed and prohibited materials, and an approved color palette consisting of over 200 colors. These colors are keyed to Behr paint colors found at Home Depot, but can be color matched at any paint store. The Community Development Department has a notebook of the color chips. Trim and accent colors may include colors not on the list provided that they do not constitute more than 15%. Another new requirement is for a pet relief area in all multi-family developments of 10 units or more. Other standards are items that are usually included as conditions of approval on discretionary projects. As conditions cannot be imposed on ministerial projects, they are being added as standard code requirements. Additionally, projects will be required to comply with applicable General Plan mitigation measures.

Site Plan Review – Section 34

Additional findings have been added for a site plan review.

Chapter 18.45 - Design Review – Section 35

The Design Review procedure provides a ministerial process. The only determination to be made is that the project complies with the objective standards. This procedure will be used for affordable housing projects as well as projects in the R-2 zone. As noted in the staff report, although the standards are objective and the project ministerial, projects will still be brought before the Planning Commission at a noticed hearing.