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# Second Reading and Adoption of Zone Text Amendment Ordinance

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LA PALMA CITY COUNCIL

JANUARY 15, 2019





# RECOMMENDATION

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- **It is recommended that the City Council conduct the second reading and adopt an Ordinance amending Zoning Code Sec. 44-76 pertaining to the development standards applicable to properties within the Multiple-Family Residential (R-3) zoned properties to which the Village Residential Overlay (VRO) has been applied**



# ANALYSIS

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- **The City is concerned a lack of clear development standards on VRO properties may result negative impacts like the spilling over of parking, traffic, and circulation difficulties into residential, institutional and commercial properties located within the core of the City**



# ANALYSIS

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- **The City has prepared this Ordinance to amend Section 44-76 of the La Palma Municipal Code**
- **The development standards applicable to all properties in the R-3 zone apply with equal force to all properties located in the VRO**



# ANALYSIS

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- **“Such tailored development standards and site design shall be permitted only upon approval of the City Council. Absent City Council approval of a tailored site design or of tailored development standards for a particular parcel, the development standards applicable to all properties in the R-3 zone as detailed in Section 44-79 et seq. apply all parcels to which the VRO designation is applied.”**



# ANALYSIS

TABLE II-2. DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DISTRICTS

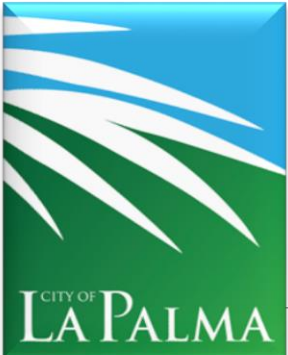
DEVELOPMENT FEATURE	R-3 DISTRICT	
Minimum Parcel Size	10,000 sq. ft.	
Density Range	Parcel Size of 0—2.0 acres	Up to 10 dwelling units per net acre
	Parcel Size of 2.1—4.0 acres	Up to 15 dwelling units per net acre
	Parcel Size of 4.1 or more acres	Up to 25 dwelling units per net acre



# ANALYSIS

TABLE II-2. DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DISTRICTS

DEVELOPMENT FEATURE		R-3 DISTRICT
Setbacks Required	Front	20 ft.
	Side	10 ft.
	Side Adjacent to Residential Zoned Property	20 ft.
	Street side	15 ft.
	Rear	15 ft.
	Rear Adjacent to Residential Zoned Property	25 ft.
	Accessory structures	See Section 44-102



# ANALYSIS

TABLE II-2. DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DISTRICTS

DEVELOPMENT FEATURE		R-3 DISTRICT
Maximum Height Limit		30 ft. (two stories)
Minimum Building Separation	1 Story Building on Same Lot	10 ft.
	2 Story Buildings or Between 1 and 2 Story Buildings on the Same Lot	20 ft.
	1 Story Multifamily Buildings From Property Zoned for Single-Family Residences	20 ft.
	2 Story Multifamily Buildings From Property Zoned for Single-Family Residences on Different Lots	30 ft.
Maximum Lot Coverage		40%

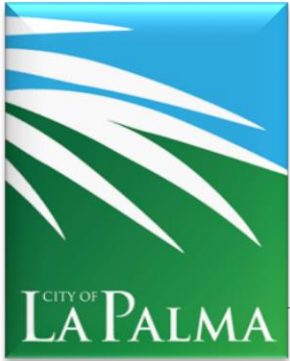




# ANALYSIS

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- What is the maximum number of units that could be developed on either of the 0.39 acre sites at 5052 and 5062 La Palma Avenue?
- A permitted density of 3.9 units per parcel or 7.8 units should the properties be combined / round up to **4 units** for each 0.39 acre site and a total of **8 units** if the properties were combined
  - Government Code Sec. 65915(q) in the instance of a housing density calculation that results in a partial housing unit, the housing unit count shall be rounded up
- It is important to note that the City's additional standards covering parking, noise, traffic impact, number of stories, height of project, required play areas, common areas and required landscaped areas will have additional impact on the ultimate density permitted on any site



# ENVIRONMENTAL REVIEW

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- **Ordinance is not subject to the California Environmental Quality Act ("CEQA") per sections 15060(c)(2)(3) and 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that it will not have a significant effect or physical change to the environment**



# CONCLUSION

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- **Adoption of this Ordinance will clarify the Development Standards applicable to properties within the Multiple-Family Residential (R-3) Zoned Properties to which the Village Residential Overlay (VRO) has been applied**



# FISCAL IMPACT

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- **Staff is coordinating this Zone Code text revision with the recent City Zoning and General Plan document changes to minimize the City's expense to implement all these changes**

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# QUESTIONS AND RESPONSES

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SECOND READING AND ADOPTION OF  
ZONE TEXT AMENDMENT ORDINANCE  
JANUARY 15, 2019

