



# CITY COUNCIL AGENDA REPORT

MEETING DATE: APRIL 1, 2014

ITEM NUMBER:

**SUBJECT: SECOND READING OF ORDINANCE 14-04 FOR CODE AMENDMENT CO-13-04**

**DATE: MARCH 24, 2014**

**FROM: DEVELOPMENT SERVICES DEPARTMENT**

**PRESENTATION BY: MINOO ASHABI, PRINCIPAL PLANNER**

**FOR FURTHER INFORMATION CONTACT: MINOO ASHABI (714) 754-5610  
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## **RECOMMENDATION:**

Give second reading to Ordinance 14-04 amending Title 13, Chapters I, IV, V and related definitions and amendment to land use matrix and a new Article 2.5 to Chapter V to allow small lot subdivisions in multiple family zoning districts and urban plan areas.

## **ANALYSIS:**

The purpose and intent of the small lot ordinance is to promote affordable ownership housing by providing more flexible development standards and maintenance mechanisms for underutilized multi-family residential lots within the densities allowed by the General Plan. This proposed code amendment will add a new section to the zoning code applicable to detached residential and live/work development of up to 15 units without modifying the current "Common Interest Development" standards.

On March 18, 2014, City Council continued the second reading of the ordinance by a 4-0 vote (Councilmember Monahan absent).

On March 4, 2014, City Council gave first reading to Ordinance 14-04 by a 3-2 vote (Councilmembers Genis and Leece voting No). The following revisions were made to the draft ordinance based on Council direction:

- Tandem parking – New language was added to not allow tandem garage or parking.
- Open Space – Table 13-42 was revised to include "Development Lot" referring to open space requirement.
- Side and Rear Setback – Table 13-42 was revised to include "one story" to side and rear setback requirement.
- Automatic Garage Door – "Required" was added referring to automatic garage door openers in Table 13-42.
- Trash Storage – This section was revised to require storage space for three trash containers instead of two to accommodate the new organic waste containers.

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MINOO ASHABI, AIA  
Principal Planner

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GARY ARMSTRONG, AICP  
Economic and Development Services  
Director

Attachment: [1- Ordinance 14-04](#)  
[2- Redlined Draft](#)

cc: Chief Executive Officer  
Assistant Chief Executive Officer  
Director of Economic & Development/Deputy CEO  
Public Services Director  
City Attorney  
Transportation Services Manager  
City Engineer  
City Clerk (20)  
Staff (7)  
File (2)