



# **Municipal Code Update**

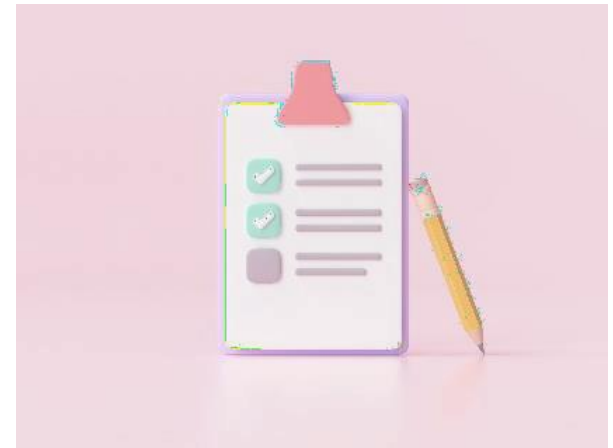
## **City Council**

**Item 8.1**

**June 11, 2024**

# Four (4) Categories

- Jurisdictional/Procedural
- State Law Compliance
- Land Use and Development
- Process Improvements



# Development Oversight Committee

- Convened on January 17, 2024;  
approved proposed changes

# Planning Commission

- Regular meeting on May 8, 2024;  
voted 6-0-0 with modifications



# Topic: Public Right-of-Way Permitting Authority

**Issue** → Requires action solely by the City Engineer to approve public right-of-way permits for capital improvement projects.

**Solution** → Include a designee in addition to the City Engineer, regarding the permitting authority for public right-of-way permits.





# Topic: Scheduling Items for City Council Meetings

**Issue** → Some Code sections conflict with amended City Charter and still require some items to be heard “solely” at a regular City Council meeting.

**Solution** → Revise multiple CVMC Titles to provide more flexibility in scheduling items for City Council consideration.



# Topic: Senate Bill 9 Urban Lot Splits

Issue → Confusion as to the total number of State Senate Bill 9 (SB9) units allowed on a lot; and not reflected in all appropriate CVMC Subsections.

Original Recommendation → Clarify the language throughout the Code on number of allowable SB9 units.

Planning Commission Hearing → Added removal of owner-occupancy requirement.

New Recommendation → Support unit number clarification, but not removal of owner occupancy requirement until legal case outcome.

(April 22, 2024: *City of Redondo Beach, et al., v. Rob Bonta*).



# Topic: Accessory Dwelling Unit (“ADU”) Size Requirements

Issue → If a primary dwelling unit is 2,000 square feet or larger, current Code language could result in large ADUs.

Original Recommendation → Remove “whichever is greater” language in the Code regarding attached ADU size.

Planning Commission Hearing → Added removal of “50 percent of the primary house” language for attached ADUs and removal of ADU owner-occupancy requirement.

New Recommendation → Support additional amendments:

- 1) attached ADU size max. is 850 or 1,000 square feet
- 2) comply with AB976 (owner occupancy removal)



# Topic: Electric Vehicle Sales and Services

Issue → Electric Vehicle Sales and Services is not listed as a permitted, conditionally permitted, or unpermitted uses anywhere within Title 19.

Solution → Add Electric Vehicle Sales and Services as a permitted by right use within the C-T (Commercial-Thoroughfare) and I-L (Limited Industrial) zoning designations.





# Topic: R-3 Zoning Designation Density Requirements

**Issue** → The Code calculates density for the R-3 zone differently than all other sections of the Code causing confusion.

**Solution** → Remove density calculation and associated definitions from the R-3 zone for consistency with other residential zones.



# Topic: Temporary and Permanent Storage Containers

Issue → No standards exist speaking to usage of temporary and permanent storage containers.

Solution → Add a new Section containing standards for temporary and permanent storage containers.



# Topic: Recreational Vehicle Storage and Habitation

Issue → No specified number of recreational vehicles that can be stored on a property within the CVMC.

Solution → Add additional language in CVMC allowing no more than a total of two (2) motorhomes or camping trailers at any time on a residentially-zoned property, or a property with a residential use.



# Topic: Home Occupation Business Regulations

Issue → Home occupations need to be compatible with surrounding residential uses. The CVMC is currently silent on how to comply.

Solutions → Add additional standards for home occupations to ensure residential neighborhood compatibility.



# Topic: Substantial Conformance Review

**Issue** → No procedures to approve minor modifications to discretionary permits.

**Solution** → Add a section for Substantial Conformance Review with guidelines for when and how it is applied.





## Topic: Use Determinations

**Issue** → Zoning Administrator has limited authority to make a Determination of Use decisions for any use not listed in a zone but cannot determine what zones such a determination applies to.

**Solution** → Add additional procedural language for Determinations of Use giving the Zoning Administrator more authority in how determination is applied in zones.



## Topic: Planned Sign Programs

Issue → Because Planning Commission must approve or deny all Planned Sign Programs, Applicant frustration arises over cost and lengthy hearing timeframes for minor permit type.

Solution → Revise Planned Sign Program processing guidelines to have decision purview fall under the Zoning Administrator.



## Topic: Permit Findings for Approval

Issue → No findings of approval listed in the Code pertaining to Design Review Permits and Coastal Development Permits.

Solution → Add findings of approval for Design Review Permits and Coastal Development Permits.



# Topic: Design Review Permit Requirements

**Issue:** Design Review is too costly and lengthy for some types of minor projects; additionally, review thresholds are too low.

**Original Recommendation** → Change thresholds to 200 residential units or more; and non-residential projects more than 100,000 square feet.

**Planning Commission Hearing** → Change thresholds to 80 residential units or more; and non-residential projects more than 50,000 square feet.

**New Recommendation** → Not supportive of revised thresholds. Original staff recommendation remains.



## Process Improvements

# Topic: Rebuilding Non-Conforming Commercial Structures

**Issue** → Rebuilding a previously non-conforming commercial structure in the same location and is the same size would not currently be possible – only allowed if the structure incurred 60 percent or more damage resulting from an “Act of God.”

**Solution** → Revise the Code to have a previously non-conforming nonresidential structures be able to be reconstructed subject to certain conditions.





## Topic: General Plan/Policy Document Initiation Process

Issue → General Plan Initiation process currently allows private citizens to initiate a process directly to the City Council, to amend certain policy documents such as the General Plan, Sectional Planning Areas, Specific Plans, etc.

Solution → Repeal Code Sections 19.14.800 to 850.



# Topic: Trash Hauling Requirements for Development Projects

Issue → Project reviews must accommodate trash enclosures, and the safe maneuvering for trash, recycling, and green waste pick-up from oversized vehicles.

Solution → Add a Section stating a Project shall conform with the City's Recycling and Solid Waste Planning Manual.



**Senate Bill 9** → **Not supportive** of removing owner occupancy requirement, pending outcome of LA County Superior Court decision. Not included.

**Accessory Dwelling Units** → **Supportive** of changing attached ADU size regulations and removal of owner occupancy requirement, for both clarity and State Law compliance purposes. Included.

**Design Review Permits** → **Not supportive** of changing permit thresholds. Not Included. Original Staff proposed thresholds are included.





# RECOMMENDATION

Approve the Ordinance.