

AGENDA DESCRIPTION:

Consideration and possible action to initiate a comprehensive update to Title 17 (Zoning Code) of the City's Municipal Code and Zoning Map.

RECOMMENDED COUNCIL ACTION:

- (1) Initiate code amendment proceedings for a comprehensive update to Title 17 (Zoning Code) of the City's Municipal Code and Zoning Map.

FISCAL IMPACT: The comprehensive update to the Title 17 will be completed in-house by Staff and will have no fiscal impact.

Amount Budgeted:	N/A
Additional Appropriation:	N/A
Account Number(s):	N/A

ORIGINATED BY: Amy Seeraty, Senior Planner *AS*
Octavio Silva, Senior Planner *O.S.*

REVIEWED BY: Ara Mhramian, AICP, Director of Community Development *AM*

APPROVED BY: Doug Willmore, City Manager *DW*

ATTACHED SUPPORTING DOCUMENTS:

- A. Title 17 of the Rancho Palos Verdes Municipal Code (page A-1)
- B. 2012 Zoning Map (page B-1)
- C. 2018 Updated General Plan Land Use Map (page C-1)

BACKGROUND AND DISCUSSION:

The City's Zoning Code (also commonly referred to as the Development Code) is intended to be a user-friendly, fluid document that is updated periodically to reflect current laws and trends of the community, and to reflect the vision and policies of the General Plan. Zoning codes control the physical development of land and the uses for each individual property based on the zoning designation (i.e., residential, industrial, recreational, or commercial). The Zoning Code implements General Plan policies through detailed development regulations, such as specific use types and building standards (i.e., setbacks, heights, etc.). Although the purpose and intent of the Zoning Code is different from that of the General Plan, State law requires that the Zoning Code be consistent with maps and policies in the General Plan.

On April 1, 1997, the City Council approved the last comprehensive update to the Zoning Code (Title 17), which came to fruition after years of review and participation by City Staff, community members, the Planning Commission, and the City Council. Since then, the City Council has adopted periodic amendments to the Zoning Code to further clarify and enumerate certain sections, but no comprehensive update has occurred in over 20 years.

In recent years, Staff has observed members of the public and decision makers expressing concerns with the usability of the Zoning Code in the following general areas:

- Inconsistent and disorganized codes that require flipping to various sections to ascertain development standards
- Ineffective graphics
- Lack of graphics
- Onerous and outdated regulations
- Outdated and wordy text
- Ambiguous and confusing text, requiring some degree of interpretation

Additionally, Staff has assessed the Zoning Code’s consistency and applicability with the City Council’s recent adoption of the updated General Plan, which represents the current developed character of the City, economic and demographic data, and statutory requirements. Thus, in an effort to create a user-friendly Zoning Code that is consistent with the policies reflected in the updated General Plan, Staff believes that it is time to complete a comprehensive update to the Zoning Code and Zoning Map.

Proposed Amendments to the Zoning Code (Title 17)

In order to ensure that zoning regulations in the City are reflective of the community’s vision, as expressed in the updated General Plan, the following table summarizes some of the proposed amendments:

Proposed Amendments	
Code Section	Description
Chapters 17.02 (Single-Family Residential Districts)	Relocate and update the applicable development standards cited in Section 17.48 pertaining to setbacks, lot coverage, heights, etc. Expand the list of prohibited uses.
17.04 (Multi-Family Residential Districts)	Relocate and update the applicable development standards cited in Section 17.48 pertaining to setbacks, lot coverage, heights, etc. Expand the list of prohibited uses.

Proposed Amendments	
Code Section	Description
17.08 (Home Occupations)	Update text to reflect current types of home occupations occurring and establishing standards that minimize impacts to the surrounding neighborhood. Provide a list of prohibited home occupations.
17.12 (Commercial Districts)	Update text to reflect current types of uses to be permitted by-right or by a conditional use permit, and clarify the development standards. Provide a list of prohibited uses.
17.32 (Open Space Hazard)	Update the text to be consistent with Chapter 15.20 (Landslide Moratorium Area).
Create a new Open-Space Hillside Chapter	A new Open-Space Hillside Chapter and Zoning Map designation will be created to be consistent with the new land use designation established in the updated General Plan. This Chapter will replace the Open-Space Hazard designation on properties outside of the Coastal Zone and the landslide moratorium area.
Create a new Open-Space Preservation Chapter	A new Open-Space Preservation Chapter and Zoning Map designation will be created to be consistent with this new land use designation established in the updated General Plan to identify the preserve areas pursuant to the 2018 NCCP/HCP.
17.44 (Agricultural District)	Delete this Chapter in its entirety to be consistent with the Agriculture land use designation that was removed and replaced with Recreational-Passive through the General Plan update.
17.48 (Use and Development Standards)	Relocate the use and development standards listed in this chapter to the respective chapters in 17.02 and 17.04. Create a separate chapter for Intersection Visibility Triangles (Section 17.48.070)
17.56 (Environmental Protection)	Update the text to be more relevant to current trends in terms of lighting, noise, and construction activities.
17.62 (Special Use Permit)	Update the list and duration of time temporary special uses may be permitted.

Proposed Amendments	
Code Section	Description
17.76.010 (Parking Lot Permits)	Relocate this to Section 17.50 (Non-Residential Parking Code). Update text accordingly.
17.76.020 (Antennas)	This section is grossly outdated and does not comply with current state and federal regulations, and does not comply with or address the types of antennas currently requested.
17.76.030 (Fences, Walls and Hedges)	Clarify and simplify language, and add language addressing arterial fences and walls.
17.76.040 (Grading Permit)	Clarify and simplify language to be consistent with the Building Code, and update the entitlement process and required findings to eliminate redundancy.
17.76.050 (Sign Permit)	This section is outdated with current state and federal regulations, and does not comply or address the types of signs currently requested. Clarify and simplify language and the entitlement process especially for shopping centers and real estate signs.
17.76.050 (Extreme Slope Permit)	Combine this Section with Section 17.48.060 (Extreme Slope) to centralize regulations and the permitting process in one section of the Zoning Code.
17.83 (Green Building Construction)	Update text to reflect current state and federal laws pertaining to green building and renewable energy systems (solar) and provide a streamlined entitlement process consistent with the City Council-adopted Emissions Reduction Action Plan (ERAP).
17.96 (Definitions)	Update definitions to reflect changes made to the Zoning Code.

The table above is a preliminary list that summarizes the most-apparent sections of the Zoning Code that Staff believes warrant updating. However, as part of any comprehensive update, it is anticipated that amendments to other sections of the Zoning Code may be identified and considered. It also should be noted that, as part of this comprehensive update, Staff does not intend to propose any amendments to certain development standards enacted by the voters associated with Proposition M, such as height, lot coverage, and setback calculations, as well as development standards that will result in non-conforming uses or structures.

Proposed Amendments to the Zoning Map

The Zoning Map was originally adopted in 1975 and updated in 2012. The 2012 update digitized the original map and mapped a handful of zone changes that occurred to individual properties over the years. The Zoning Map now needs to be updated for consistency with the updated General Plan Land Use Map. Below is a summary list of proposed changes to the Zoning Map.

- Relocate Open-Space Hazard boundary lines.
- Rename the current zoning designation of Open-Space Hazard to Open-Space Hillside for properties located outside of the Coastal Zone and the Landslide Moratorium areas.
- Remove the existing zoning designation of Agriculture.
- Create the Open-Space Preservation zoning designation for properties located with the City's Palos Verdes Nature Preserve.
- Remove Overlay Control Districts from properties that comprise the Palos Verdes Nature Preserve.
- Create the Open Space-Recreational designation for City-owned properties used as parks, trails, or open space.
- Update the Zoning Districts within several Residential Planned Developments (RPD) that have dual zoning to a single zoning designation consistent with the originally approved densities.
- Change the zoning designation for 3778 Coolheights Drive from Single-Family Residential (RS-1) to Open Space Hazard (OH) consistent with the General Plan Land Use Map and a Settlement Agreement.
- Change zoning designations to specific properties for consistency with the updated General Plan Land Use Map.

Anticipated Processing Timeline

In accordance with Chapter 17.68, the comprehensive update and related amendments to the Zoning Code require review by the Planning Commission, who will then forward a recommendation to the City Council. To begin this process, the Planning Commission will be asked to form a subcommittee to assist Staff in preparing the amendments to the Zoning Code. Staff anticipates that the subcommittee will meet several times over the next year prior to beginning the public hearing process before the Planning Commission. In light of this, Staff anticipates the following tentative timeline:

- Planning Commission Subcommittee Review: January – June 2019
- Planning Commission Public Hearings : July – October 2019
- City Council Public Hearing: December 2019 – March 2020.

Public Outreach

In an effort to engage the participation of the public including professionals (i.e., architects and engineers) on this important comprehensive update, Staff is launching a homepage on the City's website (<http://www.rpvca.gov/1160/Zoning-MapCode-Update>), with information solely dedicated to the Zoning Code update, and will also establish a listserv to provide subscribers with periodic updates and public notification. Furthermore, Staff also intends to include an item in the City's Quarterly Newsletter, to notify the Council of Homeowners' Associations (CHOA), and to use the City's social media outlets to raise awareness.

ALTERNATIVES:

In addition to the Staff recommendation, the following alternatives are available for the City Council's consideration:

1. Identify additional sections and topics to include in the comprehensive Zoning Code update.
2. Direct Staff to take no action at this time.

Attachment “A” Title 17

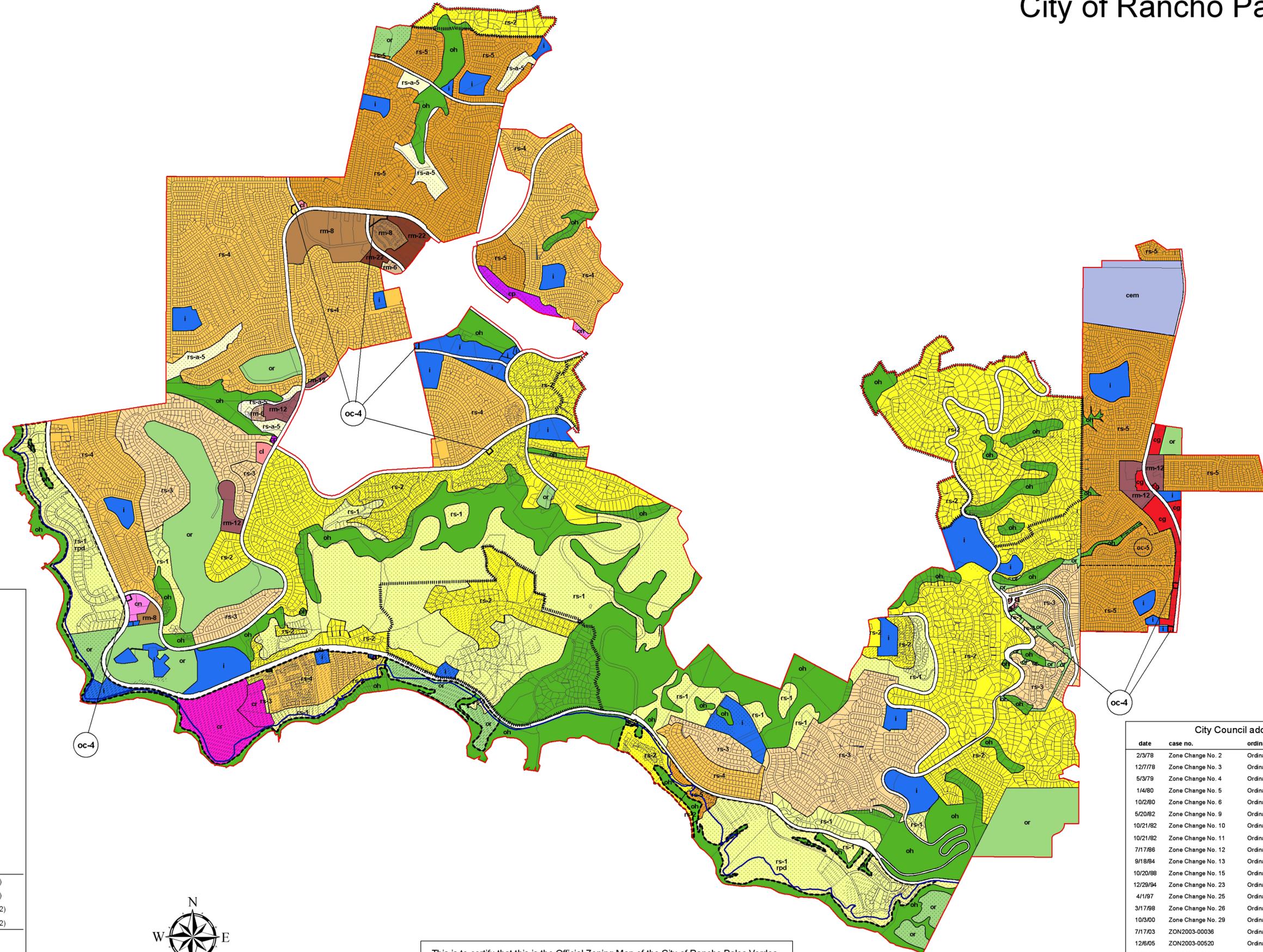
To access Title 17 follow these instructions:

- 1) Click on the following link:
https://library.municode.com/ca/rancho_palos_verdes/codes/code_of_ordinances
- 2) Scroll to bottom of menu and click on “Title 17 – Zoning”



Official Zoning Map

City of Rancho Palos Verdes



Legend

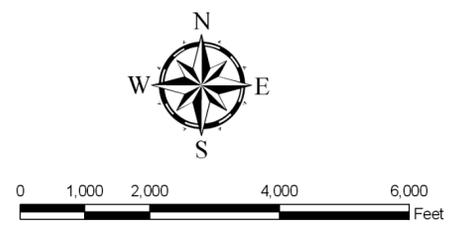
— COASTAL SETBACK LINE

Overlay Districts

- NATURAL DESIGN, oc-1
- SOCIO-CULTURAL, oc-2
- URBAN DESIGN, oc-3
- NATURAL & URBAN DESIGN, oc-1 & oc-3
- AUTOMOTIVE, oc-4
- MIRA VISTA, oc-5
- EQUESTRIAN

Zoning

- CEMETERY (cem)
- COMMERCIAL - GENERAL (cg)
- COMMERCIAL - LIMITED (cl)
- COMMERCIAL - NEIGHBORHOOD (cn)
- COMMERCIAL - PROFESSIONAL (cp)
- COMMERCIAL - RECREATIONAL (cr)
- INSTITUTIONAL (i)
- OPEN SPACE - HAZARD (oh)
- OPEN SPACE - RECREATIONAL (or)
- RESIDENTIAL MULTIPLE - >7300 SQ FEET/UNIT (rm-6)
- RESIDENTIAL MULTIPLE - >5400 SQ FEET/UNIT (rm-8)
- RESIDENTIAL MULTIPLE - >3600 SQ FEET/UNIT (rm-12)
- RESIDENTIAL MULTIPLE - >2000 SQ FEET/UNIT (rm-22)
- RESIDENTIAL SINGLE - LOT > 5 ACRES (rs-a-5)
- RESIDENTIAL SINGLE - LOT > 1 ACRE (rs-1)
- RESIDENTIAL SINGLE - LOT > 20,000 SQ FEET (rs-2)
- RESIDENTIAL SINGLE - LOT > 13,000 SQUARE FEET (rs-3)
- RESIDENTIAL SINGLE - LOT > 10,000 SQUARE FEET (rs-4)
- RESIDENTIAL SINGLE - LOT > 8,000 SQUARE FEET (rs-5)
- RESIDENTIAL PLANNED DEVELOPMENT (rpd)



This is to certify that this is the Official Zoning Map of the City of Rancho Palos Verdes, California.

Carla Morreale
City Clerk

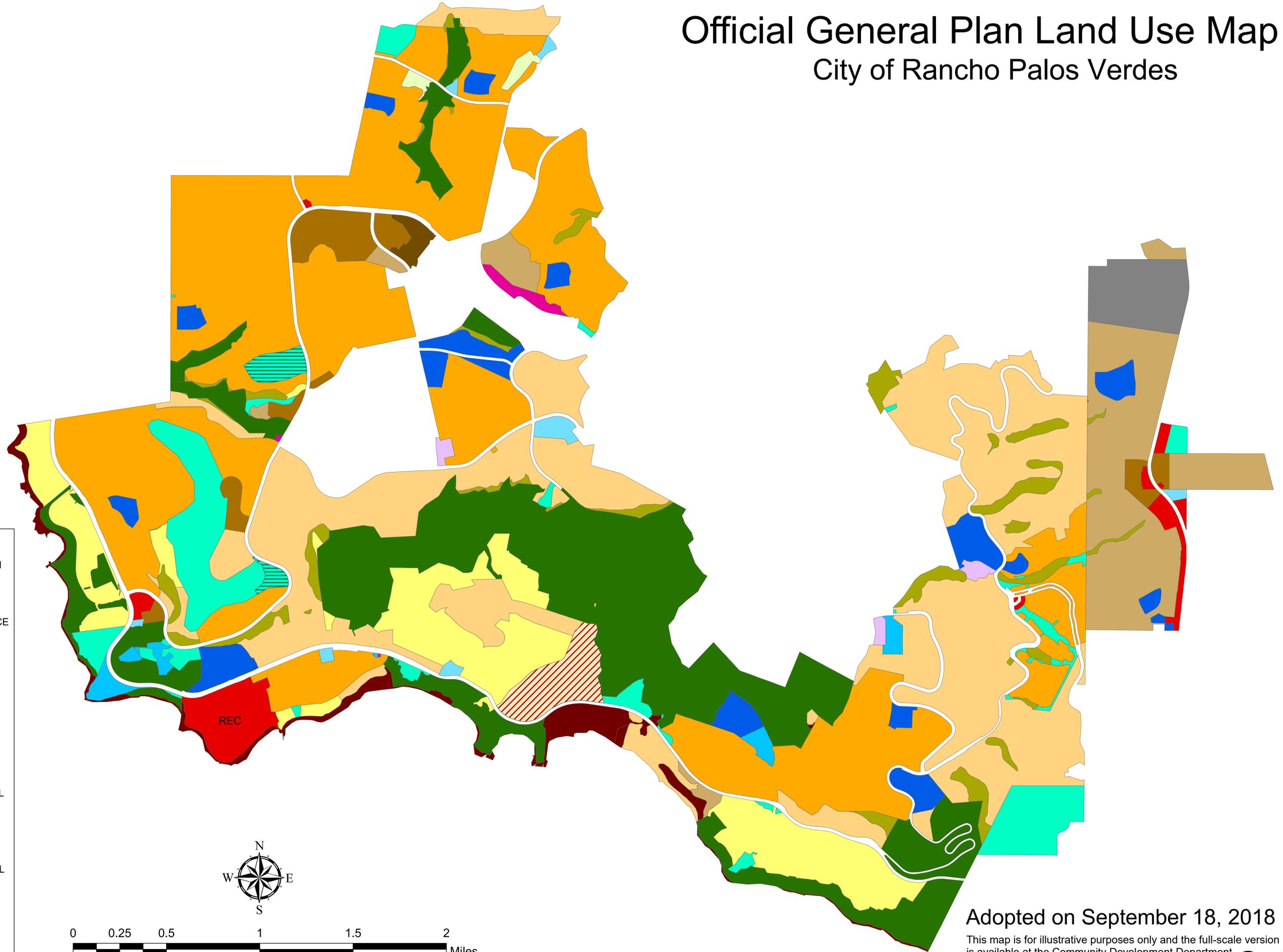
February 21, 2012
Date of Adoption

City Council adopted Zone Changes

date	case no.	ordinance/resolution no.	change made
2/3/78	Zone Change No. 2	Ordinance No. 93	RS-4 to RM-22
12/7/78	Zone Change No. 3	Ordinance No. 110	RS-4 to RM-22
5/3/79	Zone Change No. 4	Ordinance No. 117	Coastal Specific Plan
1/4/80	Zone Change No. 5	Ordinance No. 122	I to RS-3 & RS-4
10/2/80	Zone Change No. 6	Ordinance No. 133	CP to CN
5/20/82	Zone Change No. 9	Ordinance No. 149	Agricultural to CR
10/21/82	Zone Change No. 10	Ordinance No. 159	I to RS-1 RPD
10/21/82	Zone Change No. 11	Ordinance No. 160	I to RS-3
7/17/86	Zone Change No. 12	Ordinance No. 185	CN to RM-8
9/18/84	Zone Change No. 13	Ordinance No. 184	Eastview annex
10/20/88	Zone Change No. 15	Ordinance No. 236	RS-5 to CL
12/29/94	Zone Change No. 23	Ordinance No. 303	CSL at 16 Seacove
4/1/97	Zone Change No. 25	Ordinance No. 321	RS-4 to CP & I
3/17/98	Zone Change No. 26	Ordinance No. 331	RS-A-5 to RS-5
10/3/00	Zone Change No. 29	Ordinance No. 360	CSL at 42 Seacove
7/17/03	ZON2003-00036	Ordinance No. 393	CL to RS-4
12/6/05	ZON2003-00520	Ordinance No. 428	OH to RS-2
11/10/07	ZON2007-00134	Ordinance No. 464	OH to RS-3
4/7/09	ZON2008-00649	Ordinance No. 486U & 487	OH to I
10/6/09	ZON2009-00053	Ordinance No. 496	RS-2 to RS-5
10/21/08	ZON2007-00072	Resolution No. 2008-102	Annex to RM-22
6/29/10	ZON2007-00377	Ordinance No. 510	RS-4 to RS-5
9/21/10	ZON2008-00074	Resolution No. 2010-87	CR to RS-3
8/16/11	ZON2009-00053	Ordinance No. 523	RS-2 to RS-5



Official General Plan Land Use Map City of Rancho Palos Verdes



- Legend**
- OPEN SPACE PRESERVATION
 - OPEN SPACE HILLSIDE
 - OPEN SPACE HAZARD
 - RESIDENTIAL 1-2/ OPEN SPACE
 - RESIDENTIAL <=1 DU/5 ACRE
 - RESIDENTIAL <= 1 DU/ACRE
 - RESIDENTIAL 1-2 DU/ACRE
 - RESIDENTIAL 2-4 DU/ACRE
 - RESIDENTIAL 4-6 DU/ACRE
 - RESIDENTIAL 6-12 DU/ACRE
 - RESIDENTIAL 12-22 DU/ACRE
 - CEMETERY
 - REC** COMMERCIAL RECREATIONAL
 - COMMERCIAL RETAIL
 - COMMERCIAL OFFICE
 - INFRASTRUCTURE FACILITY
 - INSTITUTIONAL EDUCATIONAL
 - INSTITUTIONAL PUBLIC
 - INSTITUTIONAL RELIGIOUS
 - RECREATIONAL ACTIVE
 - RECREATIONAL PASSIVE



Adopted on September 18, 2018

This map is for illustrative purposes only and the full-scale version is available at the Community Development Department.