

Proposed Text Amendments to the 1986 Zoning Ordinance Regarding Building Height and Parking Standards

Section 211: BUILDING HEIGHT. “Building height” means the vertical ~~distance~~ dimension measured from the average level of the highest and lowest point of that portion of the building site covered by the building to the ceiling of the uppermost story existing grade to the uppermost point of a structure.

Section 234: GRADE. “Grade” means the average of the finished ground level at the center of all walls of a building. ~~In case[s] [where] walls are parallel to and within five feet of a sidewalk, the above-ground level shall be measured at the sidewalks.~~ For purposes of building height measurement, “grade” means the surface of the ground or pavement at the stated location as it exists prior to disturbance in preparation for a project regulated by this ordinance. When ambiguity exists as to what constitutes existing grade, the City Planner shall determine existing grade on the basis of available topographic exhibits and/or field assessments.

Section 1701: FRONT YARD. The following minimum front yard setback requirements shall be met: (for special conditions and exceptions, see further provisions in this article).

- (a) Every lot in the R-A, R-1, R-2, R-3, R-P and S-P zones shall maintain a front yard setback of twenty (20) feet. Additionally, floors above the ground floor shall be set back from the floor immediately below by an average of five (5) feet.
- (b) Every lot which allows apartment development and is located west of Interstate 5 shall have a minimum front yard setback of not less than fifteen (15) feet. Additionally, floors above the ground floor shall be set back from the floor immediately below by an average of five feet.

(No other proposed changes to Section 1701)

Section 1703: REAR YARDS. The following minimum rear yard setbacks shall be met: (for special conditions and exceptions see further provisions in this Article).

- (a) Every lot in the R-A, R-1, R-2, R-3 and SP zones shall maintain a minimum rear yard setback of fifteen (15) feet except for the following:
 - (1) A minimum rear yard setback of ten (10) feet shall be maintained for enclosed patios and patio awnings.
 - (2) Lots which rear upon an alley shall maintain a five (5) foot setback.

Exhibit A: ZA09-00001/LCPA10-00002

- (3) When two lots are separated by a slope bank of twenty (20) feet or more the uphill lot need not provide any setback provided that all building codes and grading ordinance provisions are met and that a five (5) foot high fence be built on the property.
- (4) Lots which rear upon land to be permanently maintained as open space need not have a rear setback.
- (5) In addition to any required rear yard setback for ground floor development on residentially zoned properties, floors above the ground floor shall be set back from the floor immediately below by an average of five feet.

(No other proposed changes to Section 1703)

Section 1709: HEIGHT. No buildings or structures shall be erected or enlarged unless such building or structure complies with the height regulations for the zone in which the building or structure is located or proposed to be located. The height of a building or structure ~~the average finished grade of the parcel on which the building or structure is located shall be used~~ shall be measured from existing grade at all points on the site to a warped plane an equal height above all points on the site, with the following exception:

Where a finished grade elevation, different than the existing grade elevation, is approved as part of a discretionary application such as a Tentative Map, Development Plan, Use Permit, Variance, or Coastal Permit, height shall be measured from the approved finished grade elevation at all points on the site to a warped plan an equal height above all points on the site. In approving a finished grade elevation that is different than the existing grade elevation, compatibility with the existing elevation of adjacent and surrounding properties shall be considered.

The maximum permitted height of any building or structure shall be as follows:

- (a) No building or structure located in the R-A, R-1, R-2, PRD or SP zone shall exceed a height of ~~35~~ 27 feet or two stories, whichever is less.
- (b) No building or structure used for residential purposes in the R-3, O-P, R-T, R-C, PRD, or SP zones shall exceed a height of ~~35~~ 27 feet or ~~three~~ two stories, whichever is less.
- (c) No building or structure in the R-C, O-P, C-1, C-2, M-1, M-2, or PC zones shall exceed a height of 45 feet or four stories, whichever is less.

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Penthouses or roof structures for the housing of elevators, stairways, ventilator fans, air conditioning or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, towers, church steeples, flag poles, chimneys, antennas and similar structures may be erected above the height limits prescribed hereinabove provided the same may be safely erected and maintained at such height, in view of the surrounding conditions and circumstances, but no ~~penthouses~~ or roof structures or any enclosed space above the height limit shall be allowed for the purpose of providing additional floor space. Such roof projections shall be limited to no more than 10 percent of the ground area covered by the primary structure and no more than ten (10) feet above the base district height limit.

Section 2702: PARKING SPACES REQUIRED.

USE	PARKING SPACES REQUIRED
Residential Uses	
Single family dwellings	2 car garage per dwelling unit; minimum inside area of 400 sq. ft.; minimum inside width of 18 ft. <u>One additional parking space per bedroom over five (5) bedrooms, with tandem parking allowed for additional required spaces</u>

Section 3204: BUILDING SETBACKS. The minimum front yard, side yard, and rear yard setbacks shall be 10 feet for front, 3 feet for side yards, and 6 feet for rear yards unless alternate setbacks are approved through the development review process.

- (1) Proposals for alternate front yard, side yard or rear yard setbacks will be judged on the merits of each individual proposal and the architectural compatibility of all proposed structures with existing or proposed structures on adjoining parcels. Functional site layout with special attention to design of recreational, parking and landscaped areas may produce an acceptable proposal with minimum or no setbacks. Abutting property owners shall be advised of proposals for no setback on side and rear yards prior to approval of same.
- (2) Single family residential buildings shall have a concrete driveway approach to parking areas at least 20 feet in length by 9 feet wide per parking space.
- (3) Buildings along The Strand should be designed so that when viewed from the beach, the visual impact of the bulk of the structure is minimized to the maximum extent possible.

Exhibit A: ZA09-00001/LCPA10-00002

- (4) In addition to any required front yard setback for ground floor development, floors above the ground floor shall be set back from the floor immediately below by an average of five feet.
- (5) In addition to any required rear yard setback for ground floor development, floors above the ground floor shall be set back from the floor immediately below by an average of five feet.