

POWER POINTS

**CITY COUNCIL
MEETING**

NOVEMBER 7, 2023

City Council Regular Meeting November 7, 2023



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City Council Regular Meeting November 7, 2023 CLOSED SESSION IN PROGRESS



2

Pledge of Allegiance



11/8/2023

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11/8/2023

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City Council Meeting November 7, 2023

Presentation



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**City Council Meeting
November 7, 2023
B1 – Approve Cancelling Regular City Council
Meeting of January 2, 2024**



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City Council Meeting November 7, 2023

B2 – Approve Agreement For Emergency Service Coordinator with County of Riverside



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Background

- City has had an in-house Emergency Service Coordinator (ESC) and contracted with County to provide services in the past. Staff recommends contracting this service through the County.
- County Emergency Management Department (EMD), provides emergency management services to cities.
- A part-time ESC will address the City's need for active management regarding prevention, preparedness, recovery, and response to emergencies.

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Agreement Details

- Term: November 13, 2023, through June 30, 2024
- Estimated cost for the eight-month contract is \$56,000, which includes approximately \$5,000 in overtime costs related to official City business outside of normal business hours.
- The part-time ESC will dedicate 20-hours a week to the City.

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Scope of Emergency Services

This position would be responsible for the following services:

- 1.1 Comprehensive emergency management program
- 1.2 Point of contact
- 1.3 Collaboration
- 1.4 Service to Public

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Questions?

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City Council Meeting November 7, 2023

B3 – STVR Program Code Amendments

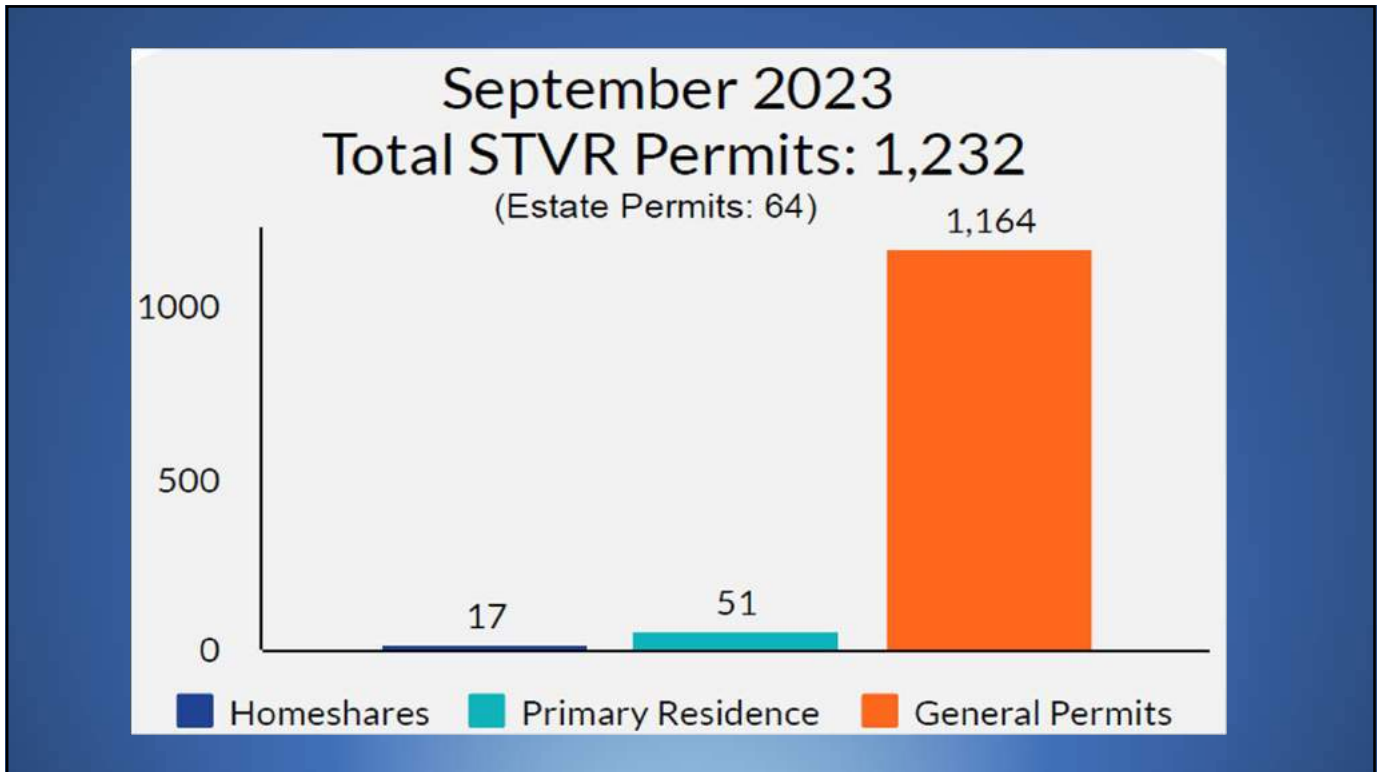


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STVR Program Background

- Moratorium – Aug. 4, 2020 to Jun. 1, 2021 via Executive Order No. 10 & succeeding amendments
- Permanent Ban – May 20, 2021 – LQMC Section 3.25.055
- No new permits have been issued outside of exempt areas since August 4, 2020
- Existing permits can be renewed, but not transferred
- Quarterly updates on the STVR Program since 2021

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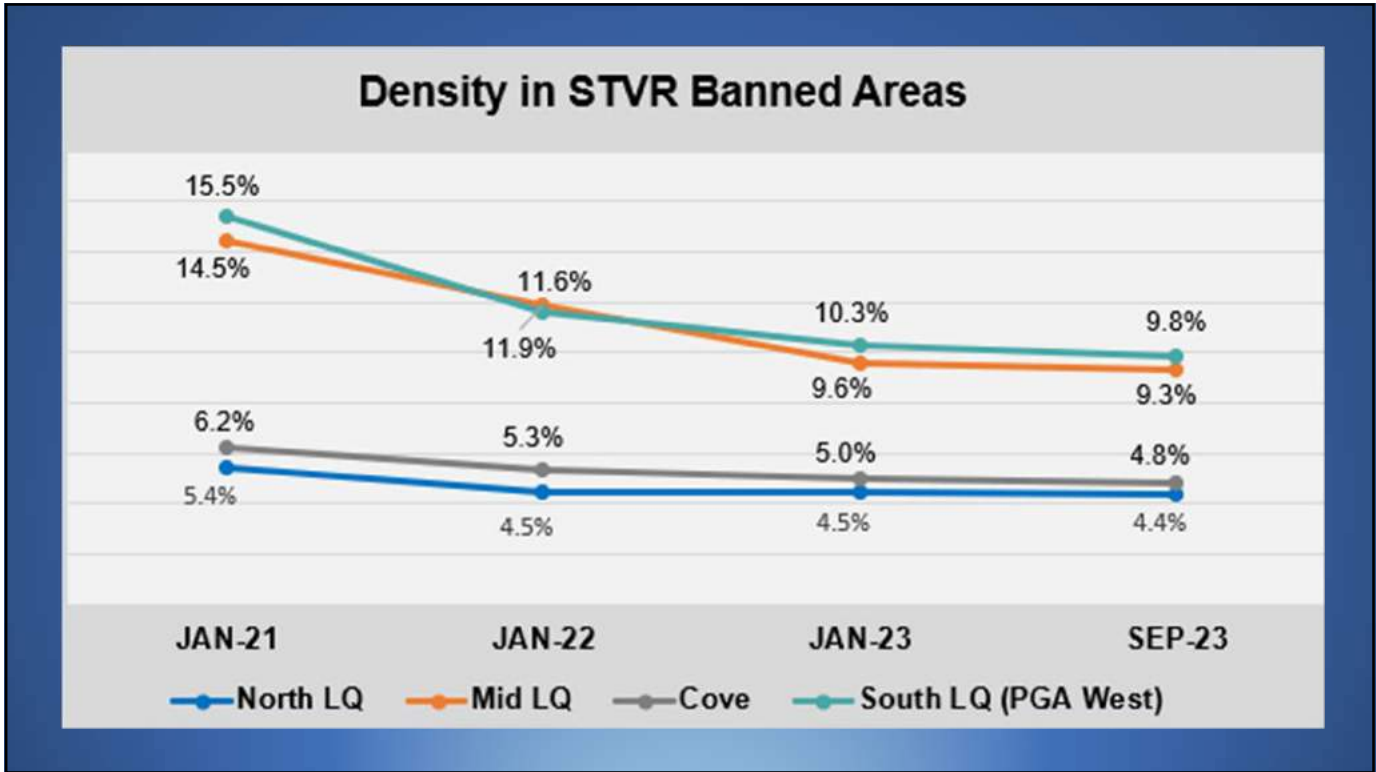
17

Active STVR Permits Decline Since Jan. 2021

2021 – declined by 201 permits or 19.38% (from 1,037 to 836 – Jan. to Dec.)
 2022 – declined by 81 permits or 9.69% (from 836 to 755 – Jan. to Dec.)
 2023 Qs-1-3 – declined by 28 permits or 3.7%(from 755 to 722 – Jan. to Sept.)

	JAN-21	JAN-22	JAN-23	MAR-23	JUN-23	SEP-23
North La Quinta	140	115	110	109	108	107
Mid La Quinta	148	122	92	91	89	88
The Cove	292	252	236	235	229	224
South La Quinta (PGA West)	470	354	317	315	308	303
Permit Ban Area Totals	1,050	843	755	750	734	722
STVR Exempt Areas	270	331	434	460	475	510
Citywide Totals	1,320	1,174	1,189	1,210	1,209	1,232

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Permit & Licensing fees and fine collections covered STVR program operational costs in 2021 and 2022, and are expected to cover them in 2023. TOT collections continue to increase as the City has implemented required rental verification reports and monthly TOT audits.

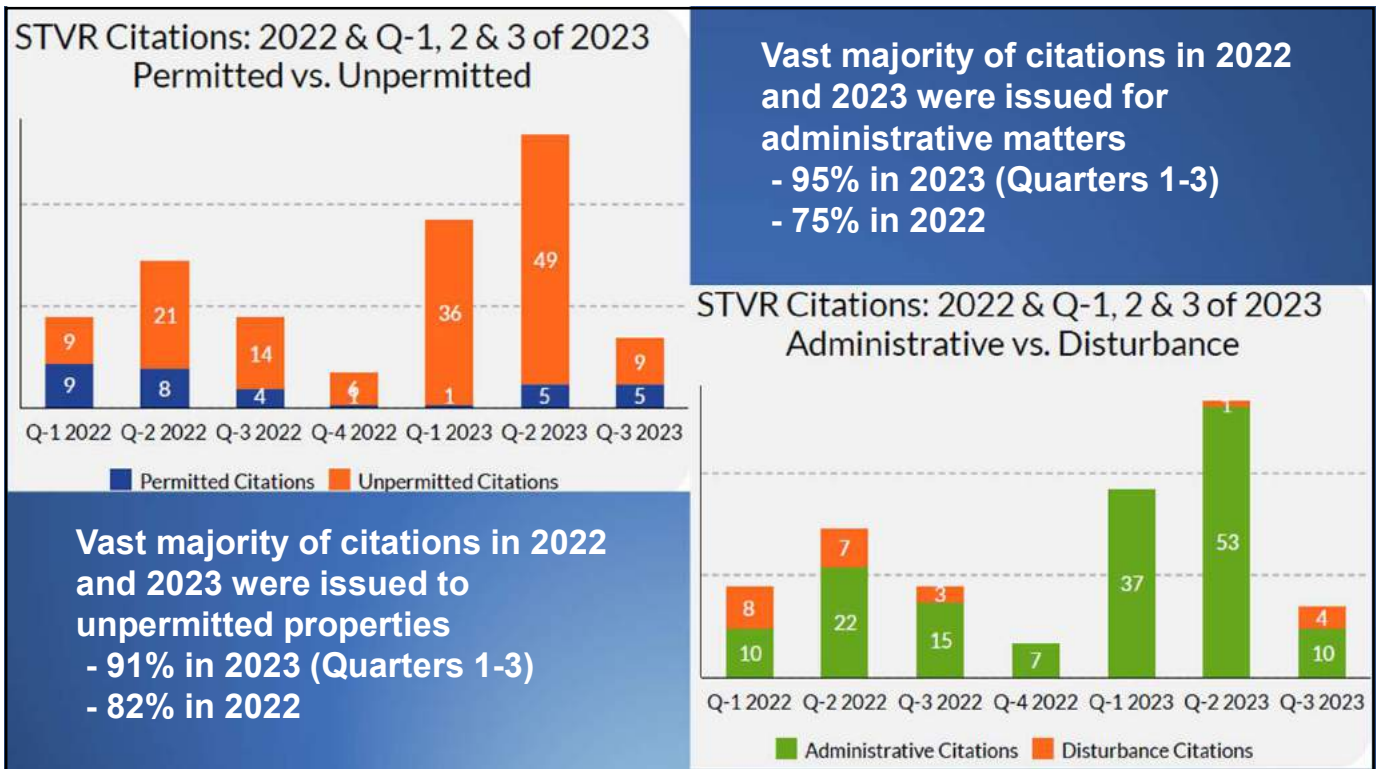
STVR Revenue Summary: 2020, 2021, 2022, & Quarters 1, 2, & 3 2023 (per Calendar Year)

Revenue Type	2020	2021	2022	2023 Q-1, 2, & 3
Transient Occupancy Tax Revenue (TOT)	\$ 4,513,084.58	\$ 5,921,343.52	\$ 6,586,847.92	\$ 5,144,781.95
*Citation Fine Collections:	\$ 327,111.82	\$ 447,950.01	\$ 180,750.00	\$ 213,375.02
STVR Permit Fee	\$ 307,781.00	\$ 758,780.00	\$ 943,150	\$ 698,250.00
STVR Permit Inspection Fee	\$ 9,425.00	\$ 1,950.00	\$ 1,300.00	\$ 1,950.00
STVR Permit Business License Fee <i>(estimated)</i>	\$ 55,000.00	\$ 50,000.00	\$ 47,000.00	\$ 36,548.00
Total STVR Permits/Licensing Fees :	\$ 372,206.00	\$ 810,730.00	\$ 991,449.99	\$ 736,748.00
Total Annual STVR Revenues:	\$ 5,212,402.40	\$ 7,180,023.53	\$ 7,759,047.91	\$ 6,094,904.97

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STVR Program Code Amendments

March 21 and May 16, 2023 – discussed several code amendments to Chapter 3.25

- Apartment Complex (proposed Section 3.25.045)
- Transfers to trust or entities with the same membership or to heirs is not change of ownership (Section 3.25.050)
- Add Griffin Lake Specific Plan to allowable exemptions under Section 3.25.055 (A)(4)
- Exempt Homeshare STVR permits from the current ban under Section 3.25.055 (C)

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STVR Program Code Amendments

- Require no less than 4/5 majority vote for future revisions to Section 3.25.055 governing the current ban
- Add exemption for HOAs if its current membership votes to allow STVRs as a permitted use (Section 3.25.056), to be considered by Council at a public meeting
- Add exemption for large lots of 25,000 sq. ft. (Section 3.25.057) to be considered by Council at a public hearing
- Reiterate Homeshare STVR permits require the owner to occupy the dwelling during the transient stay under Section 3.25.070 (H)

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STVR Program Code Amendments

- Clarify hosting platforms that provide a designated field for STVR permit number and number of bedrooms comply with regulations regarding STVR advertisements under Section 3.25.070 (N)
- Add fines specific to advertising without a permit under Sections 3.25.090 (E)(4) and (E)(5)
- Miscellaneous minor language modifications throughout to align the language with existing processes or to ensure clarity and consistency

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STVR Program Code Amendments

Section 3.25.055 Non-issuance of new STVR permits (ban); periodic review

- Add a provision requiring 4/5 majority vote of the Council to adopt future code amendments to this section
- Add a provision to exempt Homeshare STVR permits in non-exempt areas from the ban

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STVR Program Code Amendments

Proposed Section 3.25.056 HOA Exemption – develop and add a process for qualifying residential projects governed by HOAs where STVRs are authorized under the CC&Rs:

- Voting membership of the HOA approves pursuant to CC&Rs or by 50%+1 to be exempted from the ban; vote must be conducted within the previous 12 months
- HOA certifies that it has complied with any other voting requirements pursuant to the CC&Rs
- Application may be submitted once within 3-year period
- Application shall be considered by Council at a public meeting

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STVR Program Code Amendments

Proposed Section 3.25.057 Large Lot Exemption – develop and add a process by which a residential dwelling in non-exempt areas would be able to apply for an exemption from the ban if specified criteria are met:

- Large lot size of 25,000 sq. ft.
- HOA authorization pursuant to CC&Rs
- Verification of bedrooms
- Adequate on-site parking
- Physical distance from adjacent residential properties, evaluate active STVR units within 500 ft.
- Application shall be considered by Council at a Public Hearing
- Notification of properties within 500 feet
- ~~Limit total number of exemptions allowed within the City to maximum of 20~~
- ~~Limit total number of exemptions allowed within 1 year to maximum of 3~~

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- 9.25 acre property
- 5 acres of orchards
- 5,553 sq. ft. – 7 bedrooms between the main dwelling, guest house, & servants quarters
- Large pool & patio area
- Outside gardens & resting areas
- Horse stables



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QUESTIONS



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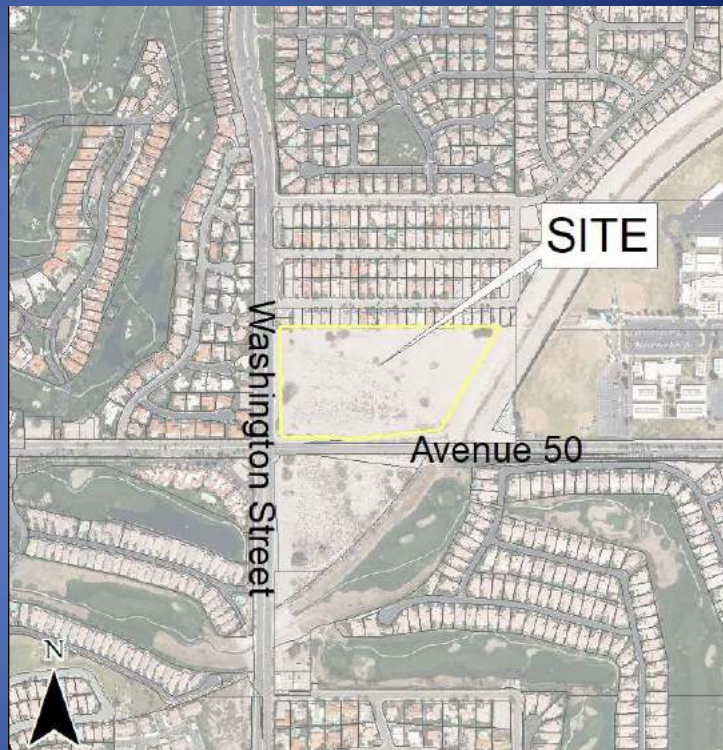
**City Council Meeting
November 7, 2023**

**PH1 – La Quinta Village Apartment Project
EA2022-0001, GPA2022-0002, SP2022-0001, &
SDP2022-0001**



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Project Location



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Project Proposal

- 252-unit apartment project
 - 178 market-rate units
 - 74 moderate-income affordable units
- Applications include:
 - General Plan Amendment
 - Specific Plan Amendment
 - Site Development Permit
 - Environmental Assessment

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Council Hearing

- Aug 1, Council asked applicant to make changes to the project including:
 - Change architectural style to Spanish Hacienda
 - Reduce buildings to two-story only
 - Remove garages on north side of site
- Applications remanded to Planning Commission to review changes
 - Oct 10, Commission recommended approval

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Project Changes

- Site plan layout changed to accommodate 252 units
 - Architectural style Spanish Hacienda
 - 12 buildings in project, all are two story
 - Garages removed
- Specific Plan language and Mitigated Negative Declaration updated

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Building 1



Building 2

39



Building 3



Building 4

40



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General Plan Amendment

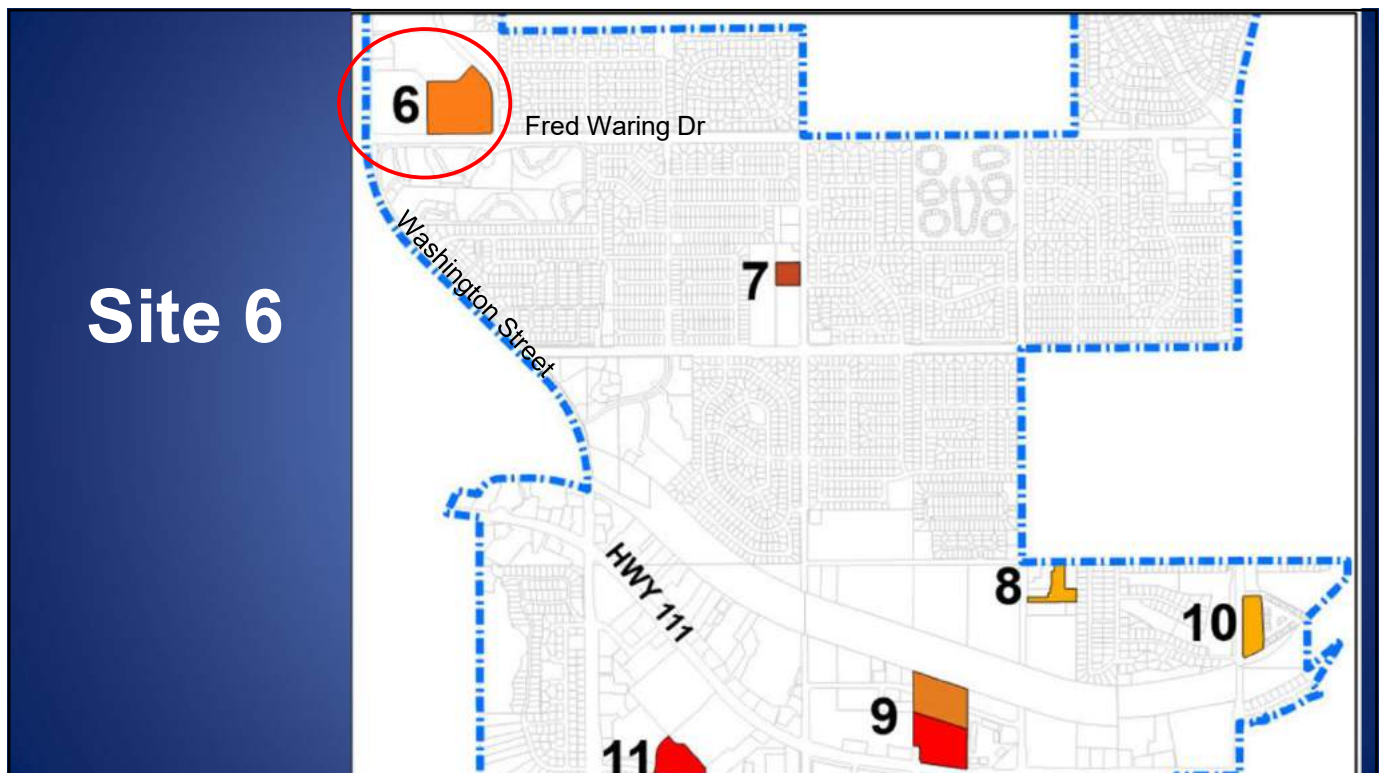
- Site identified on City's inventory in Housing Element for 280 very low- to low-income units
- City must maintain adequate sites to accommodate its remaining unmet RHNA by income category
- If City approves a development identified on its Housing Element with fewer units than identified in Housing Element, the development applicant must identify an additional site to accommodate

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General Plan Amendment

- The Project includes 178 market rate units and 74 moderate-income units that would count towards RHNA
- Applicant has identified an additional site to accommodate 280 very low- to low-income units
 - 12.74-acre commercial parcel at NE Corner Washington and Fred Waring
 - Affordable Housing and Mixed-Use Overlays

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General Plan Amendment

- If GPA approved, City would need to re-submit its Housing Element to HCD
- Project is conditioned to not move forward with any construction until HCD has approved the amended Housing Element

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Specific Plan Amendment

- Project requires an amendment of the existing La Paloma Specific Plan
- Amended Specific Plan would supersede La Paloma and detail the development standards for La Quinta Village Apartments

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Specific Plan differences from Municipal Code

Standard	Specific Plan	Medium High Density Zone
Minimum Project Size for Multi-Family Projects	20,000 sf	20,000 sf
Minimum Frontage for Multi-Family Projects	100 ft	100 ft
Maximum Structure Height	28 ft	28 ft
Maximum Structure Height at Image Corridor	28 ft	22 ft
Maximum Number of Stories	3	2
Minimum Front Yard Setback	20 ft	20 ft
Minimum Interior/Exterior Side Yard Setback	5/10 ft	5/10 ft
Minimum Rear Yard Setback	15 ft	15 ft
Maximum Lot Coverage	60%	60%
Minimum Common Open Area	30%	30%
Minimum/Average Perimeter Landscape Setback	10/20 ft	10/20 ft
Minimum Livable Area	670 sf	750 sf

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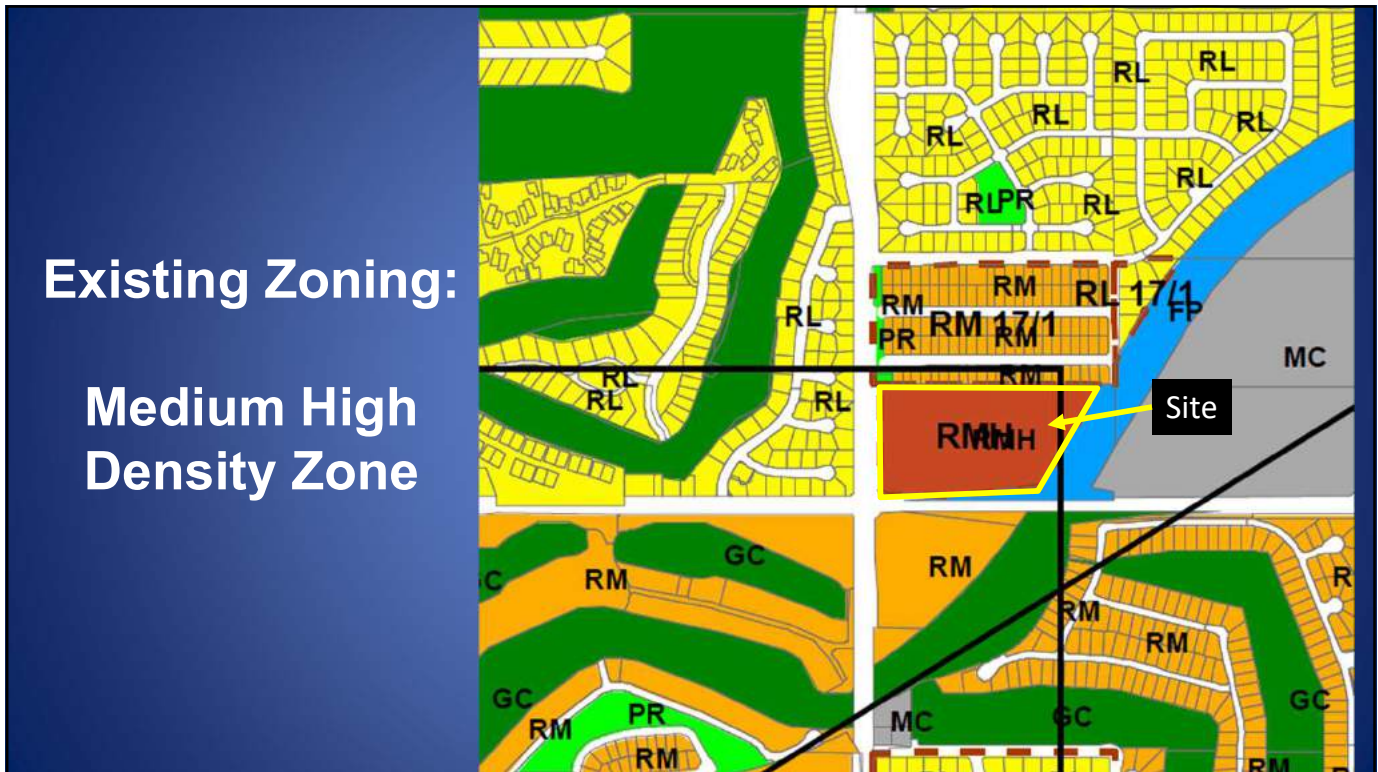
CEQA

- Mitigated Negative Declaration (MND) prepared
- Department determined project would have less than significant effects, with mitigation
- City received (11) comments during public review period
 - Traffic, biological, cultural resources comments
 - Mitigation measures address these

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Traffic

- Access off Washington and Avenue 50, with right in/right out for both
- Project will add sidewalks, bike/golf cart lanes on Avenue 50 and Washington Street, extend median

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LA QUINTA VILLAGE APARTMENTS

Formerly known as Troutdale Village



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REVISED PROPOSAL

ALL 2-STORY BUILDINGS

SPANISH HACIENDA ARCHITECTURAL STYLE

REMOVED GARAGES ALONG NORTH PROPERTY LINE

NOVEMBER 2023

LA QUINTA VILLAGE APARTMENTS

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COMPARISON OF DEVELOPMENT STANDARDS

Development Standards	RMH Zoning	Proposed	AHO
Density	168 Units	252 Units	281-505 Units
Maximum Structure Height	28 Feet	28 Feet	40 Feet
Maximum Structure Height at Image Corridor	22 Feet	28 Feet	22 Feet
Maximum Number of Stories	2 Stories	2 Stories	4 Stories
Minimum Livable Area	750 SF	670 SF	600 SF
Parking Totals	420 Spaces	522 Spaces	330-593 Spaces

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LA QUINTA VILLAGE APARTMENTS

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OFF-SITE IMPROVEMENTS

MARSHAL SUBSTATION

Upgrades to IID Marshal Substation from 25 MVA to 40/50 MVA

AVENUE 50

Widening to provide additional traffic lane and bike lane connecting Park Avenue & Washington Street

WASHINGTON STREET

Dedicated deceleration lane at primary entry, new bus turnout and relocated bus shelter, extending existing median

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LA QUINTA VILLAGE APARTMENTS

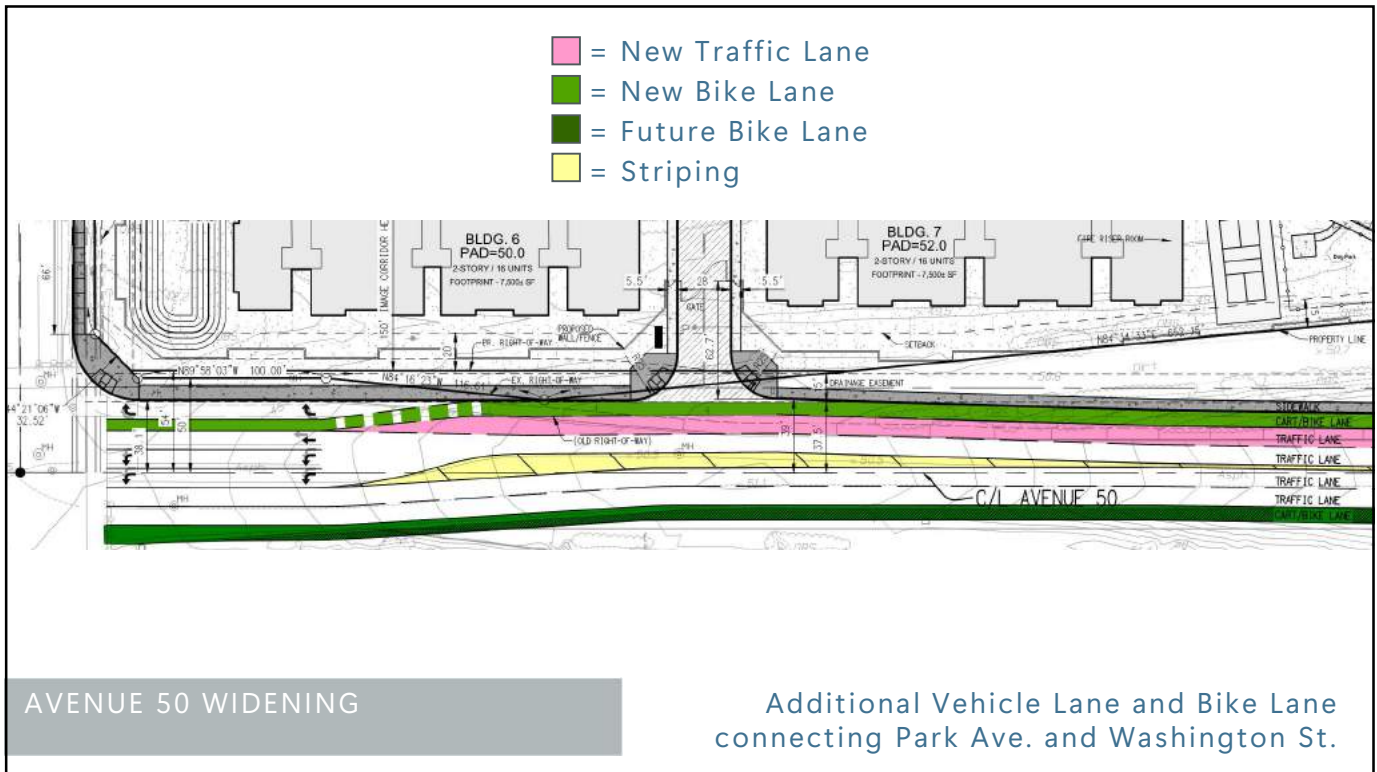
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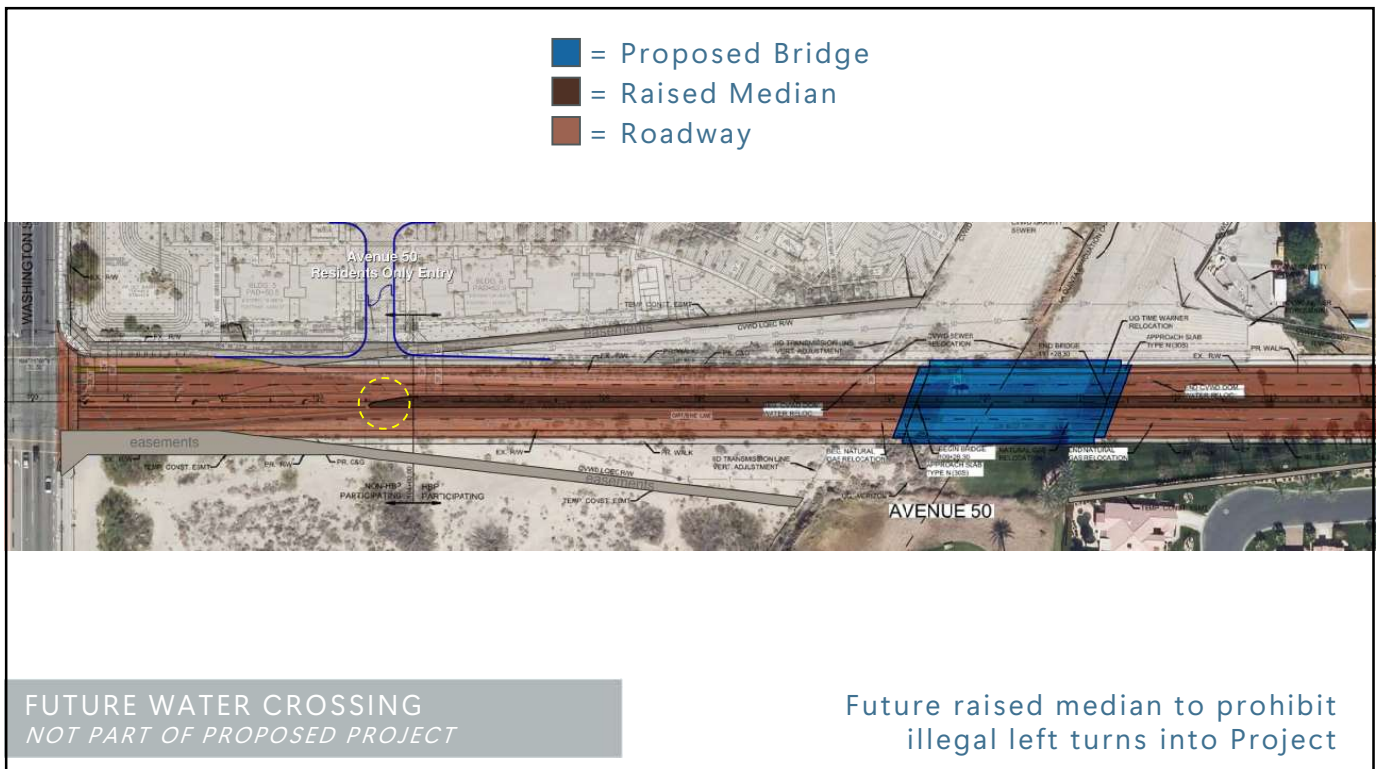


View from Avenue 50
looking west towards Washington

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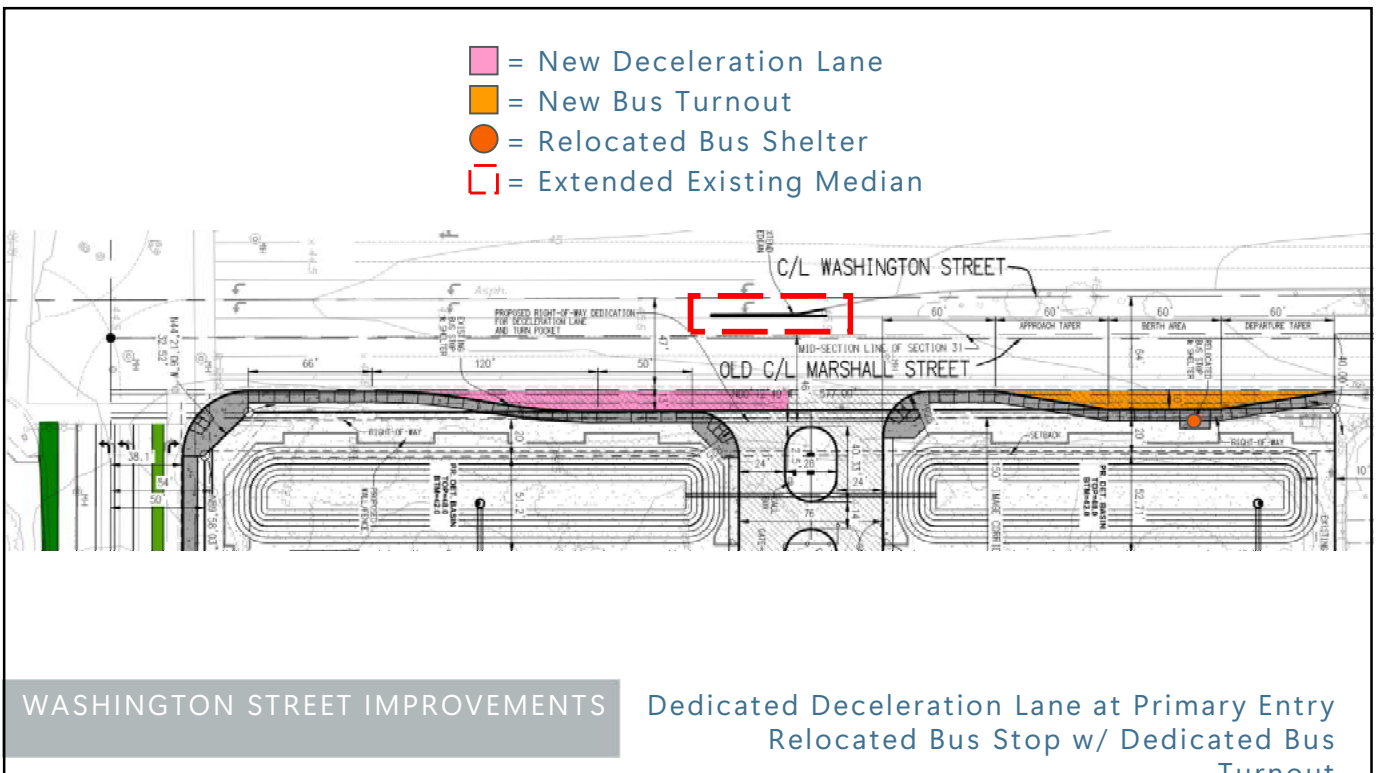


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View of Avenue 50 and Washington Street Intersection

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View of Clubhouse
Primary entry on Washington Street

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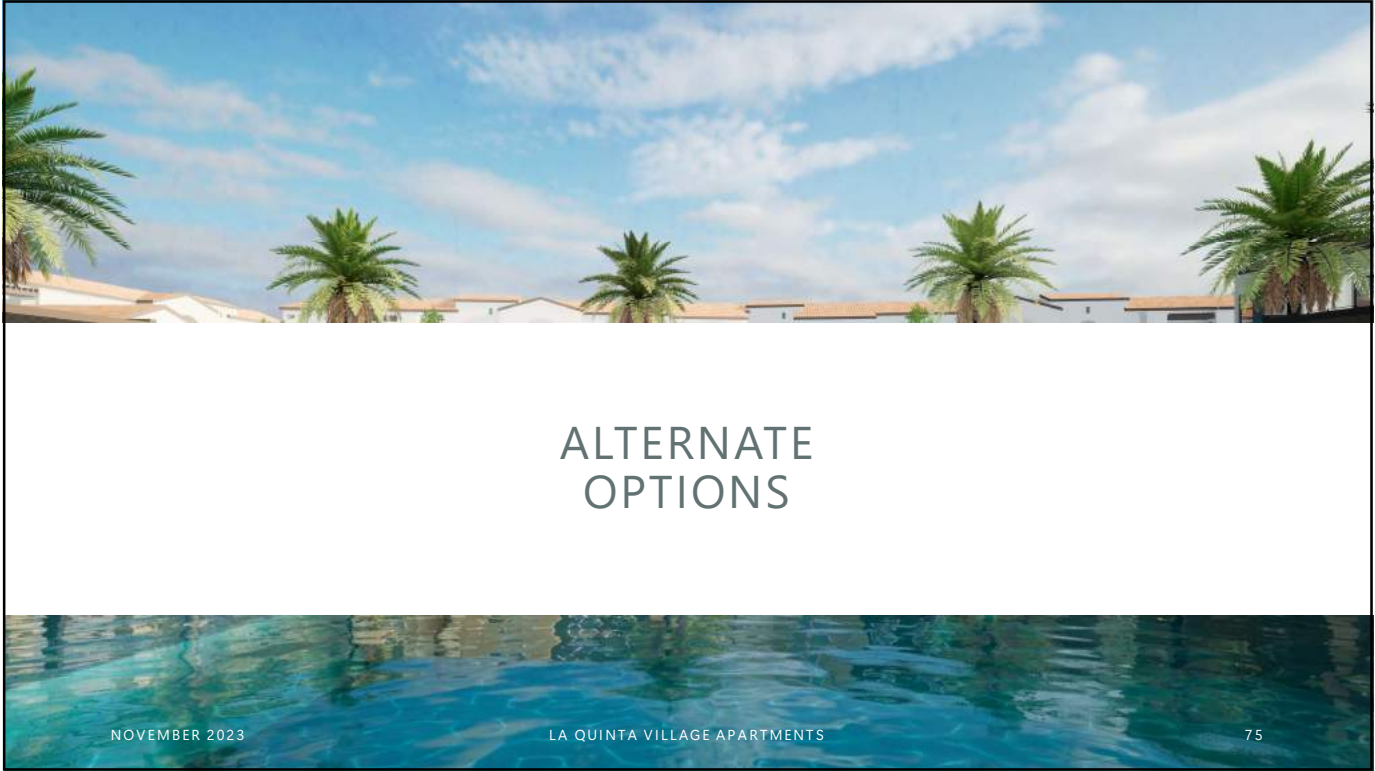
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**Proposed:
No Garages**

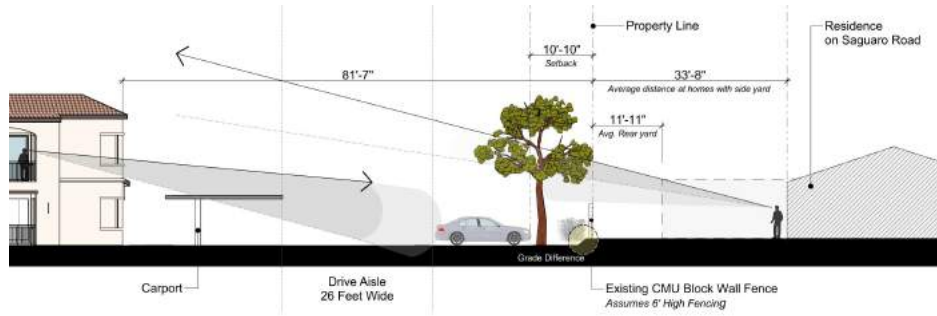
**Alternate Option:
55 garages**

ITEM #1 – Addition of 55 garages along north property line

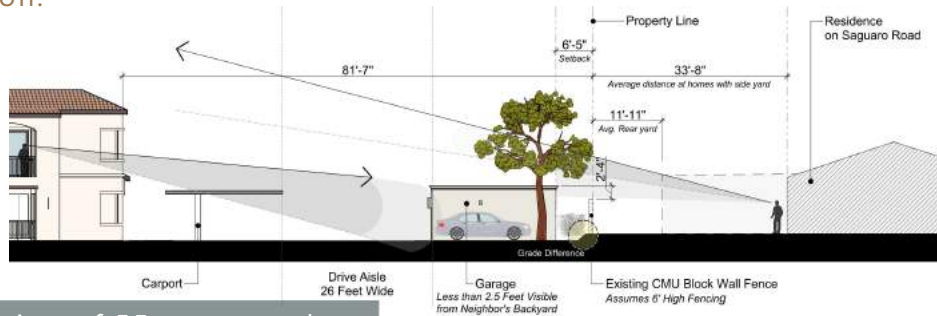
Garages to replace some proposed uncovered parking and landscaping

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Proposed:
No Garages



Alternate Option:
55 garages



ITEM #1 – Addition of 55 garages along north property line

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<p>GENERAL PLAN LAND USE DESIGNATION</p>	
<p>Complies with Medium High Density Residential (MHDR) Designation</p>	
<p>NO Change to Land Use Designation</p>	
<p>ZONING MAP LAND USE DESIGNATION</p>	
<p>Affordable Housing Overlay (AHO) designation remains</p>	
<p>Complies with Residential Medium High (RMH) Zoning</p>	
<p>NO Zone Change</p>	

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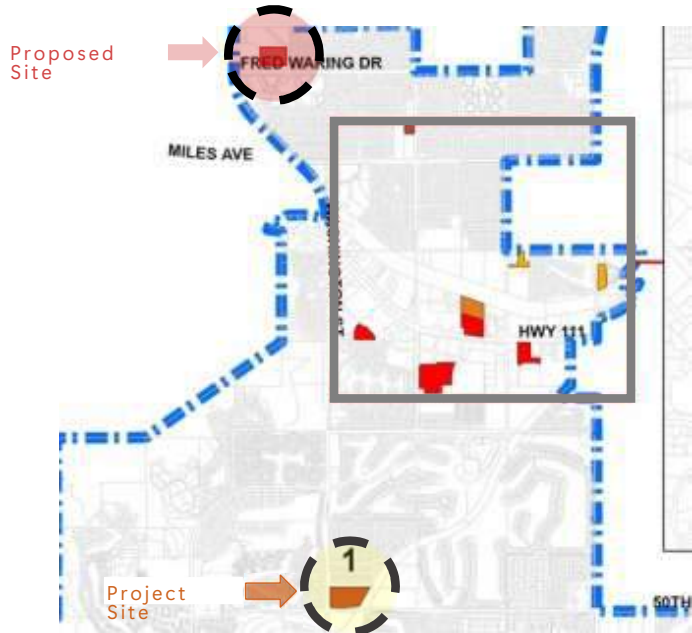
GENERAL PLAN
HOUSING ELEMENT AMENDMENT

Project Site is slated for **280 Very-Low to Low-income Units** by the City of La Quinta General Plan Housing Element

Table II-68
Vacant Land Inventory

Map Key	APN	Acres	Existing GP	Existing Zoning	Projected Density	Projected Yield
Very Low, Low and Moderate Income Sites						
1	646-070-016	14.03	MHDR	RMH (AHO)	20	280

Proposing to relocate 280 Very-Low to Low-income units **closer** to **Highway 111 Corridor**



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PARKING

Required without Affordable

Ratios:

- 2 Spaces per Unit
- 0.5 Guest Spaces per Unit

252 units x 2 spaces/unit

= 504 spaces for units

252 units x 0.5 Guest spaces/unit

= 126 spaces for Guests

630 Total Spaces Required

Required with Affordable

Ratios:

- 1 Space per 1-Bedroom Unit
- 1.5 Spaces per 2-Bedroom Unit
- No Guest Spaces Required

132 1-Bed units x 1 space/unit

= 132 spaces

120 2-Bed units x 1.5 spaces/unit

= 180 spaces

312 Spaces for Units Required

7 Spaces for Clubhouse

319 Total Spaces Required

Parking Provided

Ratios:

- 1 Space per 1-Bedroom Unit
- 2 Spaces per 2-Bedroom Unit
- 0.5 Guest Spaces per Unit

132 1-Bed units x 1 space/unit

= 132 spaces

120 2-Bed units x 2 spaces/unit

= 240 spaces

252 units x 0.56 spaces/unit

= 143 spaces for Guests

372 Spaces for Units Provided

7 Spaces for Clubhouse

522 Total Spaces Provided

Parking Pass System to regulate parking & visitors

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ELECTRIC VEHICLE PARKING

2022 CalGreen Requirements

EV Chargers – Level 2 Chargers Installed

5% x 522 total spaces
= 26 Spaces

EV Ready – Equipped with Low Power Receptacles

25% x 522 total spaces
= 131 Spaces

EV Capable - For Future Use

10% x 522 total spaces
= 52 Spaces

209 Total EV Spaces Required

OVERFLOW PARKING

What if the Village holds special events for its residents?

Where will Village residents and their guests park? Will they be parking in the Sagebrush neighborhood?

Drafted Overflow Parking Management Plan to provide strategies to be implemented during special events & holidays

Professional Valet Service to park vehicles on-site

Proposed off-site parking at Sports Complex and shuttle bus service

TRAFFIC STUDY

DURING PEAK SEASON
APRIL 2023

New traffic study conducted April 2023. Previous study conducted during December 2020.

Study Area Intersections

- Washington / Avenue 50
- Washington / Sagebrush Ave.
- Washington / Eisenhower Dr./Rancho La Quinta Drive
- Washington / Avenue 48
- Avenue 50 / Moon River Dr./Park Ave.

Project Trip Generation

- 1,556 Total Daily Trips
- 108 AM Peak Hour Trips
- 125 PM Peak Hour Trips

Study Time Periods

- Weekday AM Hours: 7:00AM – 9:00AM
- Weekday PM Hours: 4:00PM – 6:00PM
- Peak Hours for Analysis per City of LQ

Less than significant impact due to study area intersections operating at acceptable Level of Service (LOS) under Project Completion Conditions.

Existing deficient operation conditions at Moon River Dr./Park Ave. and Avenue 50 due to AM student drop off for Harry S. Truman Elementary School.

No improvements are required.

SOURCE: TROUTDALE VILLAGE TRANSPORTATION ANALYSIS, INTEGRATED ENGINEERING GROUP, APRIL 2023.

AHO DISTRICT

ACCOMMODATING CITY'S REGIONAL HOUSING NEEDS
INCREASING AND ENHANCING HOUSING OPPORTUNITIES

Development Standards

- o Density:
 - MINIMUM 20 units per acre = 281 Units
 - Maximum 36 units per acre = 505 Units
- o Maximum Structure Height at Image Corridor: 22 Feet¹ (28' w/MUP)
- o Maximum Structure Height: 40 Feet
- o Maximum Number of Stories: 4 Stories
- o Minimum Livable Area: 600 SF
- o By-Right Parking Incentive applies: 1 space per 1-Bed, 1.5 spaces per 2-Bed
- o No parking allowed in 15 Foot rear setback nor in 10 Foot exterior side yard setback
- o If approved by City, allows for retention basins within landscape setbacks
- o Carport Setback: 20 Feet

LQMC 9.110.100: Allows rental multifamily residential units By-Right for developments with at least 20% of units affordable to low, very low, and extremely low-income households at a density of at least 20 units per acre and at least 16 units per site.

CITY ZONING ORDINANCE - RMH

Development Standards

- Density: 8-12 units per acre = 168 Units
- Maximum Structure Height at Image Corridor: 22 Feet¹ (28' w/MUP)
- Maximum Structure Height: 28 Feet
- Maximum Number of Stories: 2 Stories
- Minimum Livable Area: 750 SF
- Parking: 2 spaces per unit, 0.5 guest spaces per unit
- No parking allowed in 15 Foot rear setback nor in 10 Foot exterior side yard setback
- If approved by City, allows for retention basins within landscape setbacks
- Carport Setback: 20 Feet

General Notes:

1. Any proposed building height over 22 feet requires Minor Use Permit and shall not exceed the maximum building height of the existing zoning. For RMH, the maximum building height is 28 feet.

LA QUINTA VILLAGE SPECIFIC PLAN

Development Standards

- Density: 12 units per acre = 168 base units
- Density Bonus: 50% (additional 6 units per acre) = 252 total units
- Maximum Structure Height at Image Corridor: 28 Feet
- Maximum Structure Height: 28 Feet
- Maximum Number of Stories: 2 Stories
- Minimum Livable Area: 670 SF
- By-Right Parking Incentive applies: 1 space per 1-Bed, 1.5 spaces per 2-Bed
- Allows for parking within setbacks including rear and exterior side yard setbacks
- Allows for fencing and retention basin within landscape setbacks
- Allows carports within 15-foot rear building setback

LIVABLE AREA

Reduction of livable area allowed by the City.

Existing developments with units providing less than 750 SF of livable area:

Affordable Multi-Family Rentals:

- o Wolff Waters Place: 1 Bedroom – 633 SF

Market-Rate Multi-Family Rentals:

- o Silverhawk Apartments: 1 Bedroom "The Falls" – 670 SF
1 Bedroom "Aqua Rose" – 743 SF

Affordable Senior Living Rentals:

- o Seasons at La Quinta: 1 Bedroom – 609 SF
- o Seasons at Miraflores: 1 Bedroom – 700 SF
- o Hadley Villas: 1 Bedroom – 540 SF Average



Wolff Waters Place
1 Bedroom Floor Plan
633 SF



Proposed La Quinta Village
Apts
1 Bedroom Floor Plan
673 SF

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Upgrades to IID Marshal Substation
From 25 MVA to 40/50 MVA

Provides relief to grid overload and much
needed electricity to neighborhood

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WILL SHORT-TERM RENTALS BE ALLOWED?

Will units become Airbnbs? Will units sit empty the majority of the year?

NO

Leasing Term Commitment of One Year Minimum

Providing local housing for growing full-time community

Serving local businesses by reducing travel time from other desert communities

NOVEMBER 2023

LA QUINTA VILLAGE APARTMENTS

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WHAT IS AFFORDABLE HOUSING?

Limits set by California Department of Housing and Community Development based on Federal limits set by HUD

AFFORDABLE ≠ LOW-INCOME

Different levels of Affordability

Above Moderate-income (Market-Rate)

Moderate-income

Low-income

Very Low-income

Extremely Low-income

Acutely Low-income

*Based on Area Median Income (AMI)

Definition: Area Median Income – midpoint of a region's income distribution.

In a region, half of households earn more than the median and half earn less than the median. This is NOT the average income.

SOURCE: [HTTPS://WWW.LAQUINTACA.GOV/RESIDENTS/LOCAL-RESOURCES/AFFORDABLE-HOUSING/INCOME-LIMITS](https://www.laquintaca.gov/residents/local-resources/affordable-housing/income-limits)

NOVEMBER 2023

LA QUINTA VILLAGE APARTMENTS

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2023 RENT LIMITS (MODERATE)

PER RIVERSIDE COUNTY
LA QUINTA HOUSING AUTHORITY

Income levels based on Department of Housing and Community Development Income Limits dated June 6, 2023

<h3 style="margin: 0;">1-Bedroom</h3> <p style="margin: 5px 0;">Monthly Affordable Rent: \$2,079</p>	<h3 style="margin: 0;">2-Bedroom</h3> <p style="margin: 5px 0;">Monthly Affordable Rent: \$2,339</p>
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<h3 style="margin: 0;">1 Person Household</h3> <p style="margin: 5px 0;">Median Income: \$66,150</p> <p style="margin: 5px 0;">Maximum Income: \$79,400</p>	<h3 style="margin: 0;">2 Person Household</h3> <p style="margin: 5px 0;">Median Income: \$75,600</p> <p style="margin: 5px 0;">Maximum Income: \$90,700</p>	<h3 style="margin: 0;">3 Person Household</h3> <p style="margin: 5px 0;">Median Income: \$85,050</p> <p style="margin: 5px 0;">Maximum Income: \$102,050</p>
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Annual Income Limit for Moderate ranges from \$79,400 - \$149,700
 Median Income for Moderate ranges from \$66,150 - \$124,750
 Based on Household Size
 Definition: Annual Income – Gross income from all sources for all members of the household

SOURCE: [HTTPS://WWW.LAQUINTACA.GOV/HOME/SHOWPUBLISHEDDOCUMENT/48493](https://www.laquintaca.gov/home/showpublisheddocument/48493)

NOVEMBER 2023
LA QUINTA VILLAGE APARTMENTS
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AFFORDABLE RENT EXAMPLE

MODERATE INCOME UNITS

Income levels based on Department of Housing and Community Development Income Limits dated June 6, 2023

EXAMPLE

The AMI for a **2-person** household is \$75,600.
 The maximum income to be eligible for moderate-income housing is \$90,700.

For rental tenants in a 2-person household, the **maximum rent** for moderate-income is
 \$2,079 / month for a 1-Bedroom
 \$2,339 / month for a 2-Bedroom

Annual Income Limit for Moderate ranges from \$79,400 - \$149,700
 Median Income for Moderate ranges from \$66,150 - \$124,750
 Based on Household Size
 Definition: Annual Income – Gross income from all sources for all members of the household

SOURCE: [HTTPS://WWW.LAQUINTACA.GOV/HOME/SHOWPUBLISHEDDOCUMENT/48493](https://www.laquintaca.gov/home/showpublisheddocument/48493)

NOVEMBER 2023
LA QUINTA VILLAGE APARTMENTS
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All units to receive high quality interior finishes, regardless if they are moderate-income or market-rate.

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**City Council Meeting
November 7, 2023**

**PH2 – ZOA2023-1000
Zoning Code Updates**



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Background

- Staff periodically reviews the municipal zoning code and proposes amendments to update or clarify standards and opportunities for development code streamlining and design flexibility

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Accessory Dwelling Units (ADU)

- 850 sq ft ADU floor area allowed; 1,000 sq ft allowed if more than one bedroom. If primary dwelling is less than 1,600 sq ft.
- Construction of ADU shall not constitute a Group R occupancy change, unless Building Official makes a written finding based on substantial evidence that ADU could have a specific, adverse impact on public health and safety.
- No parking requirement for ADU that is submitted with permit for new dwelling unit – must satisfy location requirements.

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Accessory Dwelling Units (ADU)

- ADU allowed in front setback if 800 sq ft ADU cannot be located in any other location on the site w/ four-foot side and rear yard setbacks.
- ADU and Junior Accessory Dwelling Unit (JADU) can be combined on one property. ADU has additional standards.
- Construction of ADU shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

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Accessory Dwelling Units (ADU)

- Application for demo of detached garage to be replaced by application for new ADU shall be reviewed at same time. No noticing required unless property is located within historic district.
- Owner occupancy not required within single family residence.

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Accessory Dwelling Units (ADU)

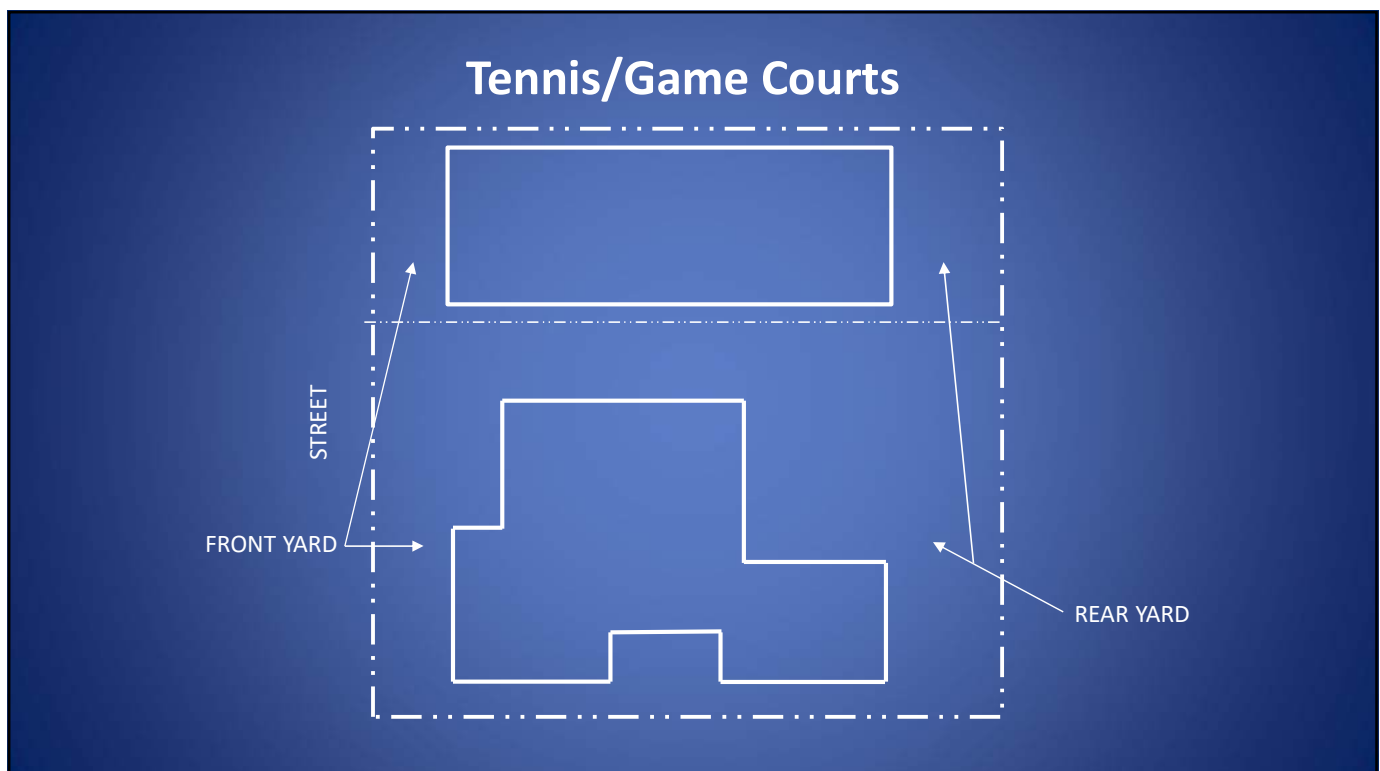
- If application for ADU is denied must include comments to applicant with a list of items that are defective or deficient and a description of how the application can be remedied.
- Application for ADU cannot be denied on the basis of non-conforming zoning conditions, building code violations, or unpermitted structures that do not present a threat to public health and safety and are not affected by the construction of the ADU.

102

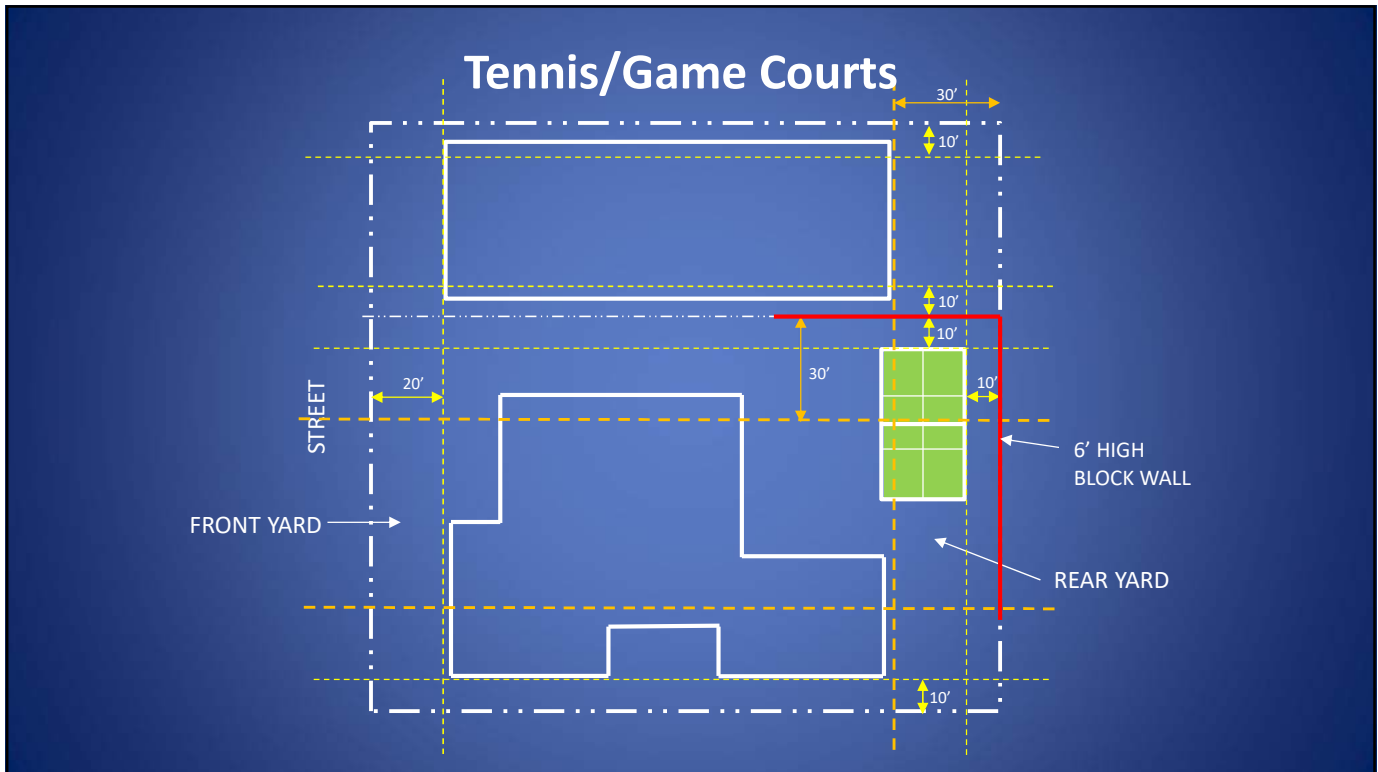
Tennis and Other Game Courts

- Allow tennis and other game courts (such as pickleball) at existing grade to be set back at least 20 feet from front, 10 feet from side, or rear property lines where a block wall six (6) feet in height exists or is required to be constructed along those property lines.
- Current Code requires that tennis and other game courts be set back at least 20 feet from the front property line, 10 feet from the side or rear property lines, and requires that the court be lower in grade by four feet from the surrounding grade if located within 30 feet of any side or rear property line.

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Flagpoles

- Proposed: Where a yard abuts open space, a golf course, or a street, allow flagpoles to be located at least 5 feet setback from any property line.
- Current Code prohibits flagpoles located on yards that abut another residential lot; this would remain in place.
- Current Code allows flagpoles on yards that abut a street or open space or a golf course, but with a minimum 10-foot setback from any property line.

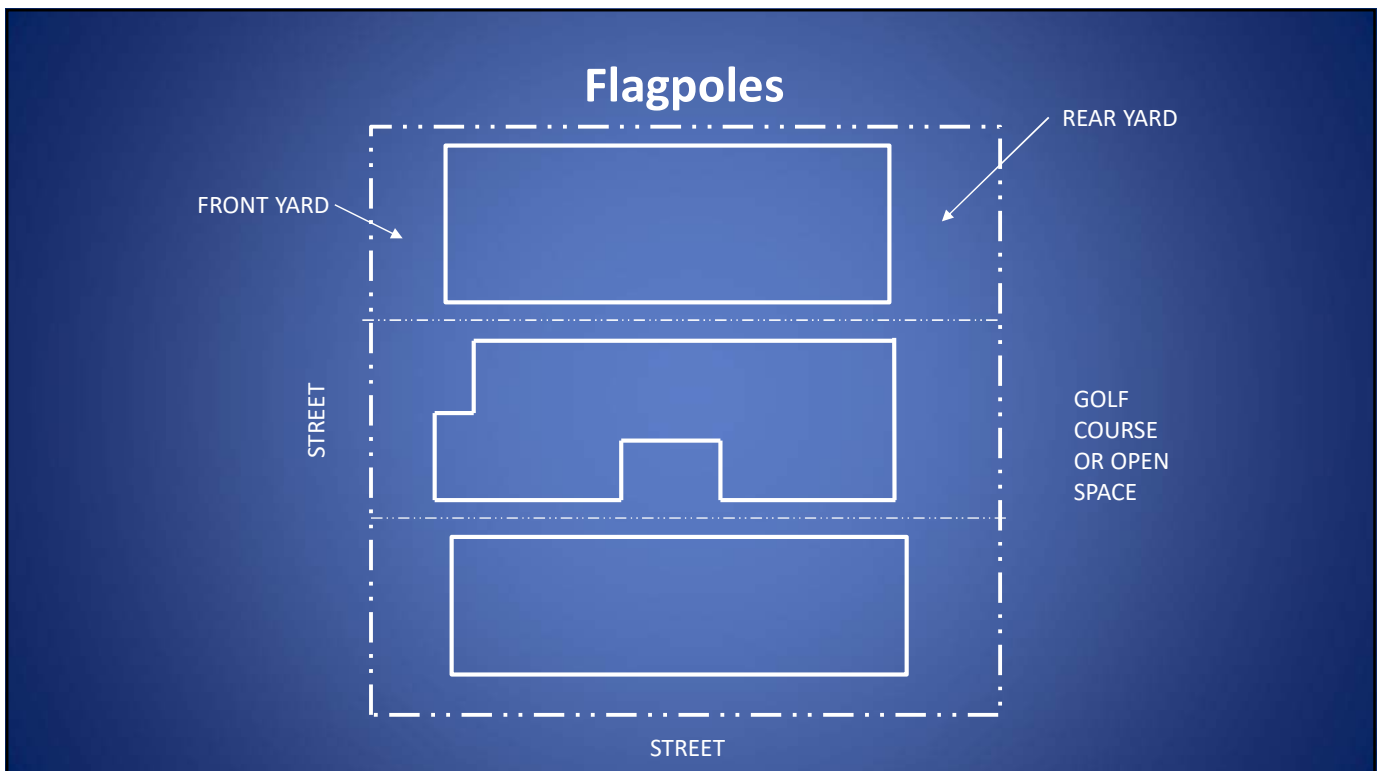
106

Flagpoles

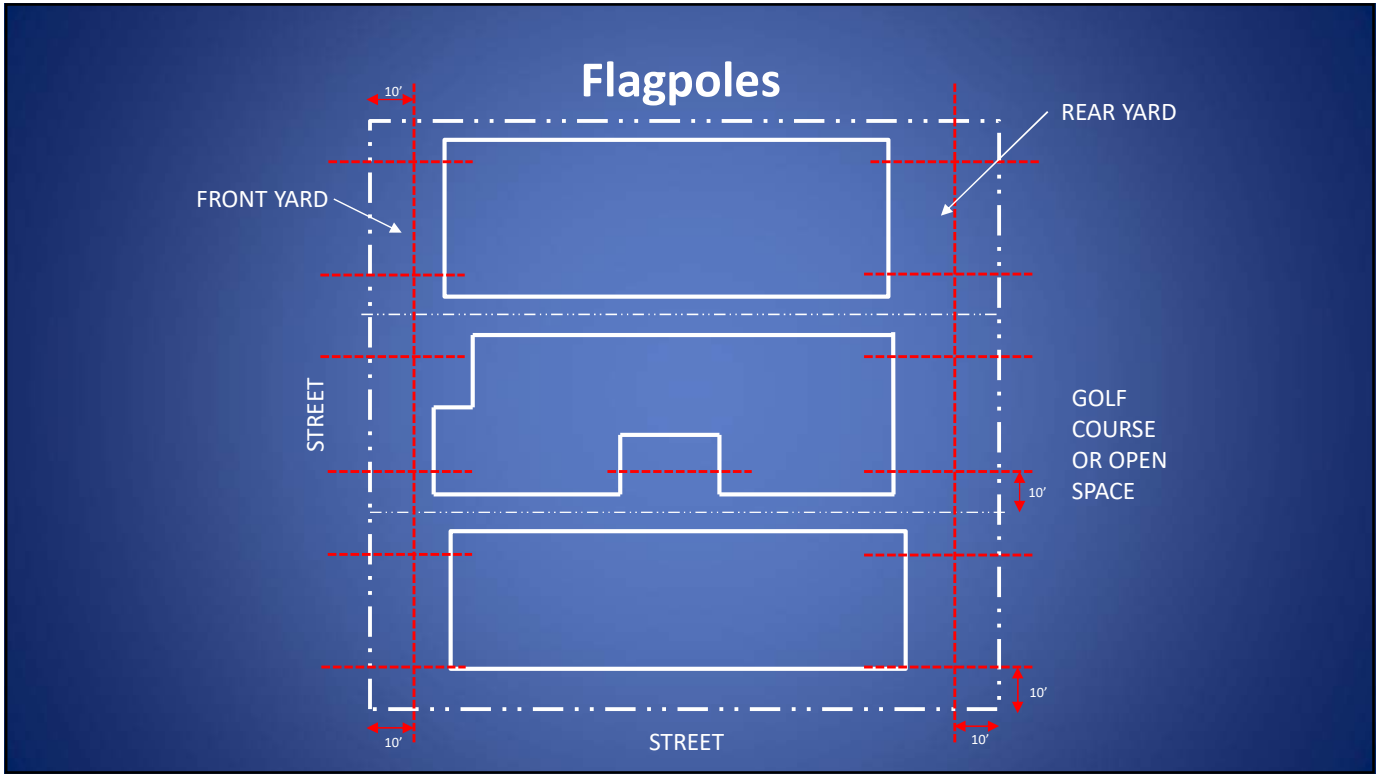
- *Correction to Exhibit A redline Code amendments:*

Flagpoles shall not be allowed within any yard, except if a yard abuts open space, a golf course, or a street, flagpoles shall maintain a minimum setback distance of 5 feet from the any property line. ~~that abuts open space, a golf course, or a street.~~

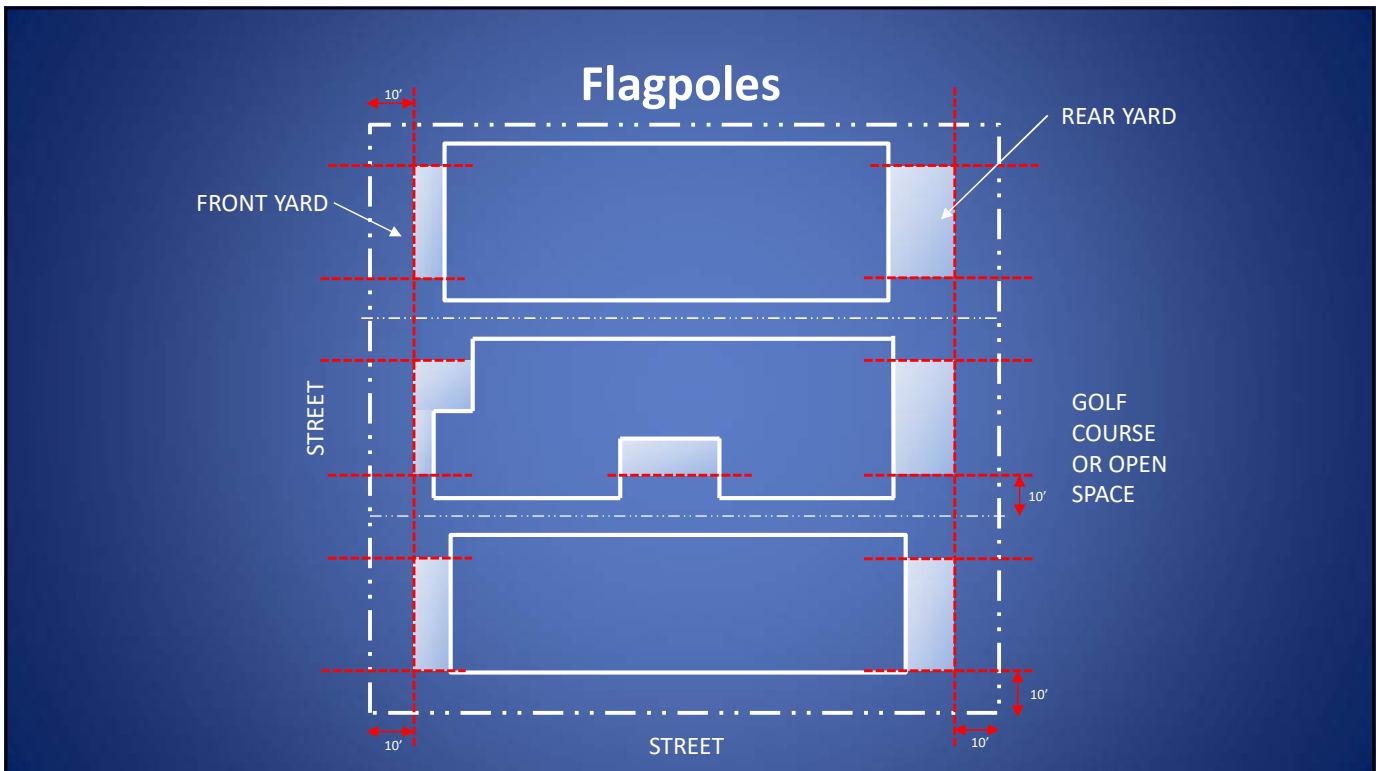
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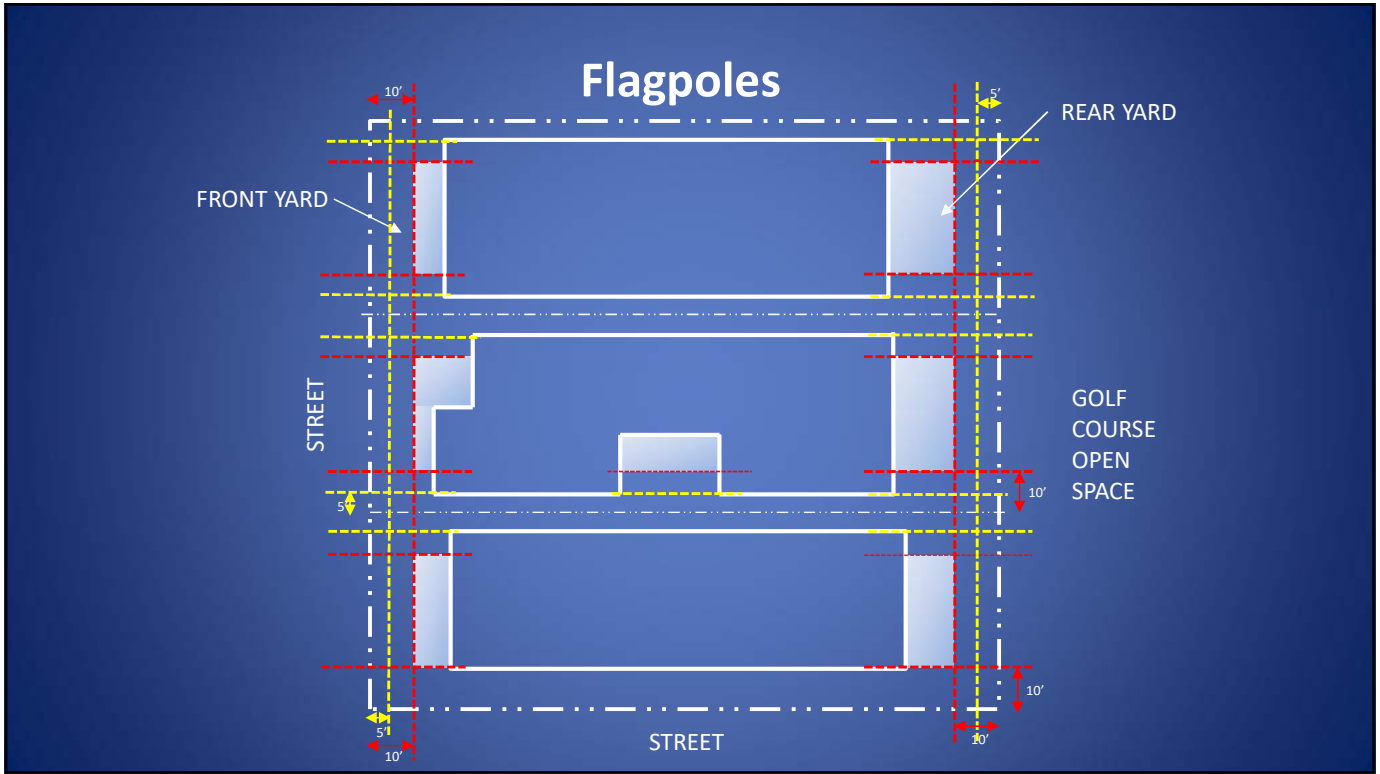
108



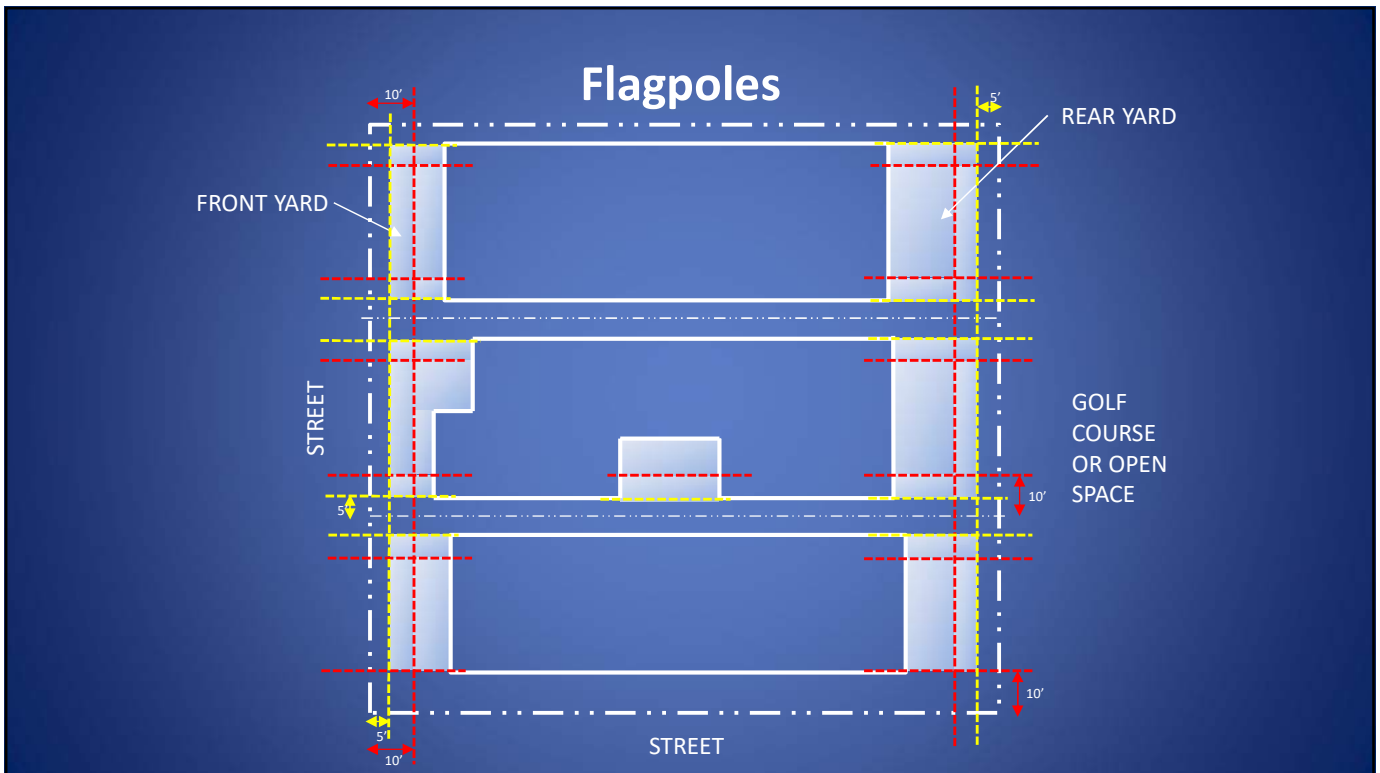
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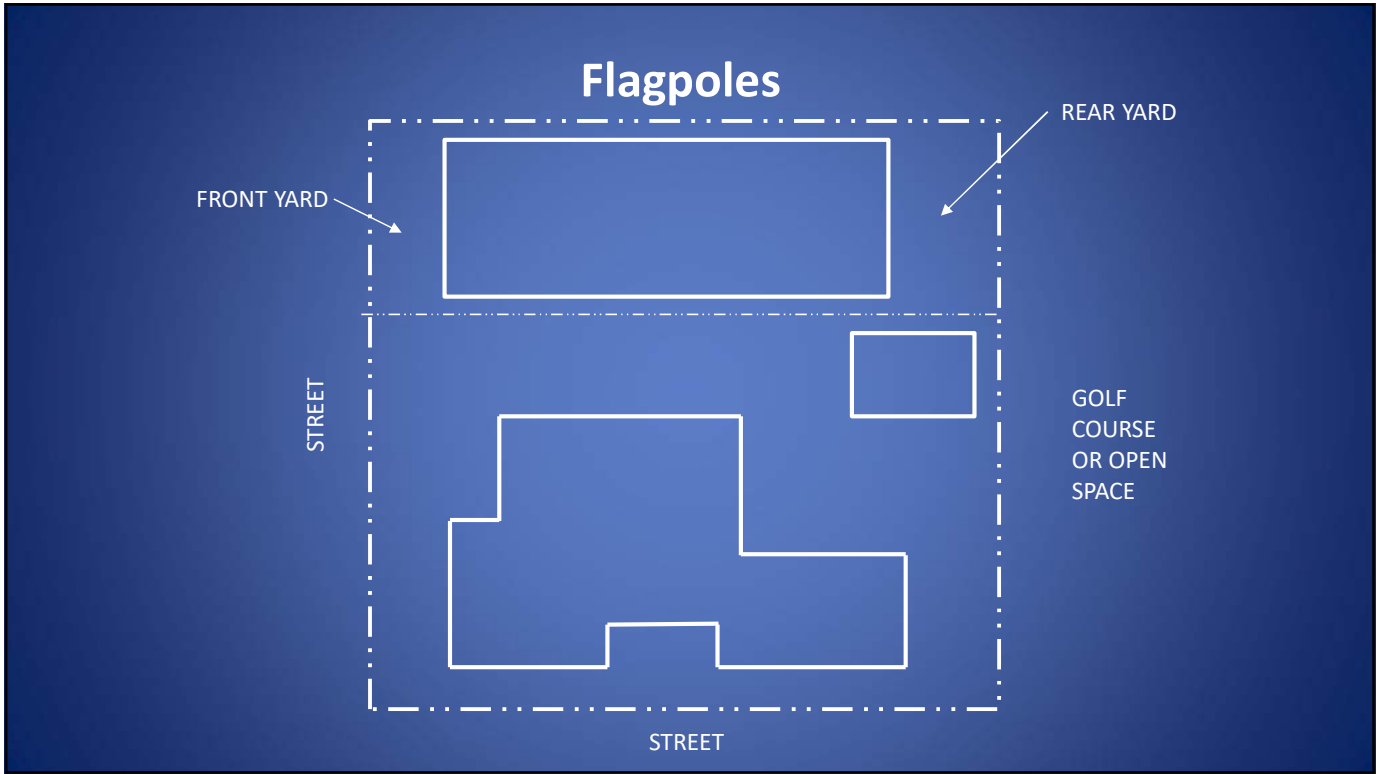
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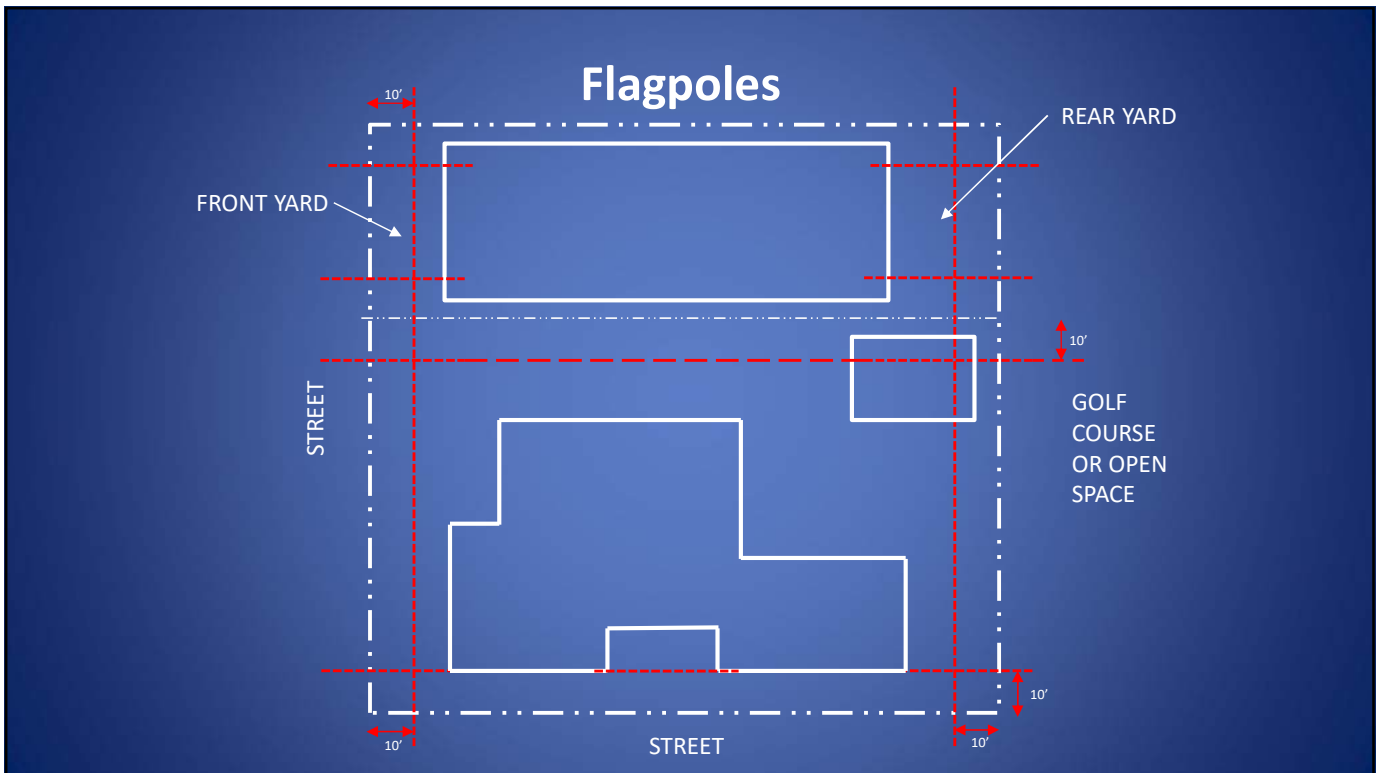
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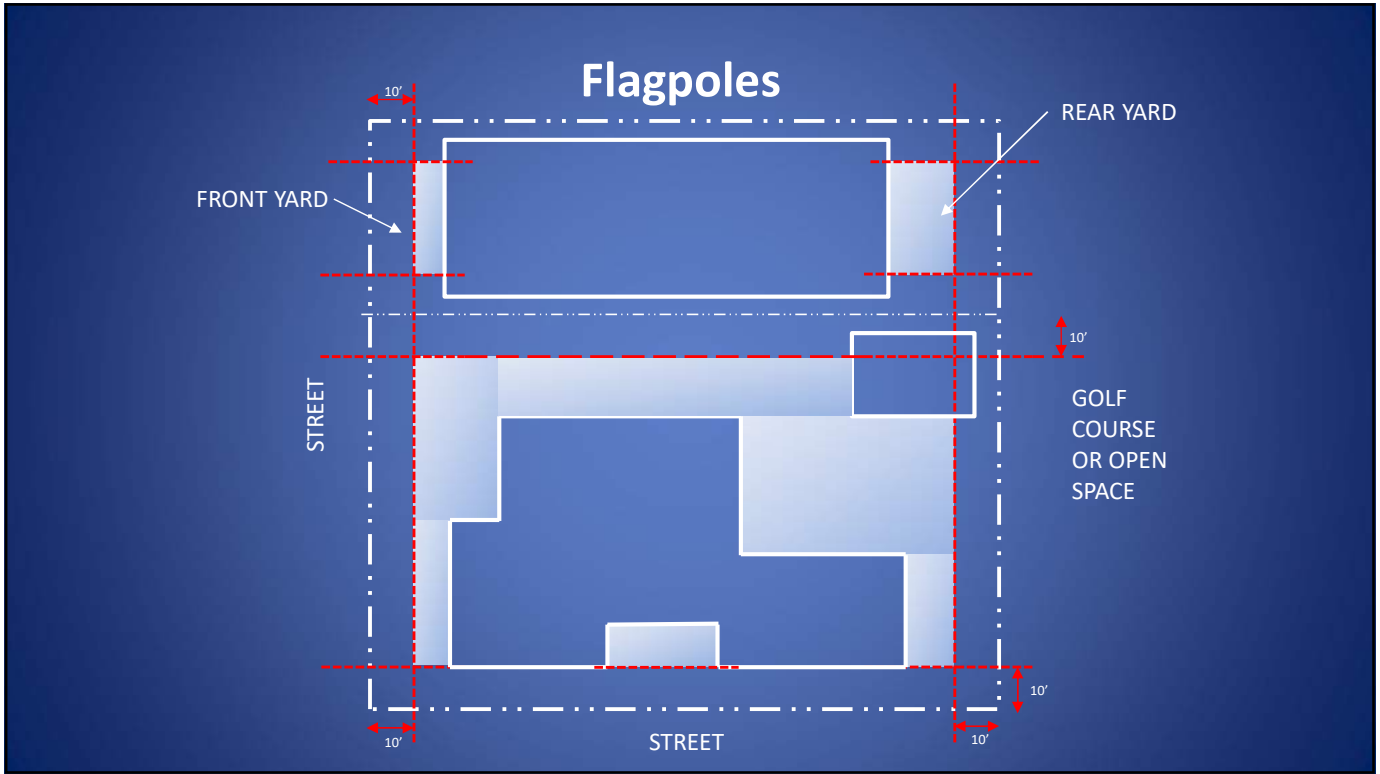
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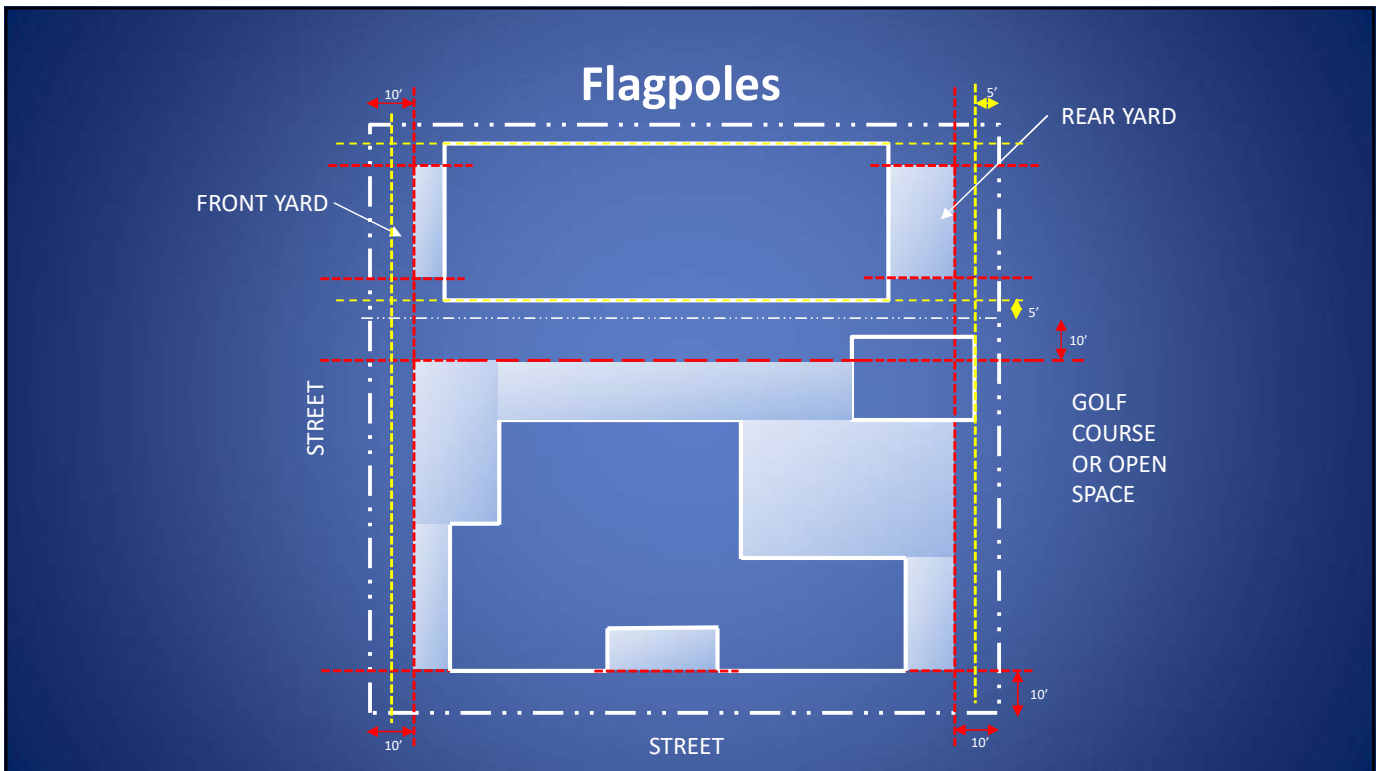
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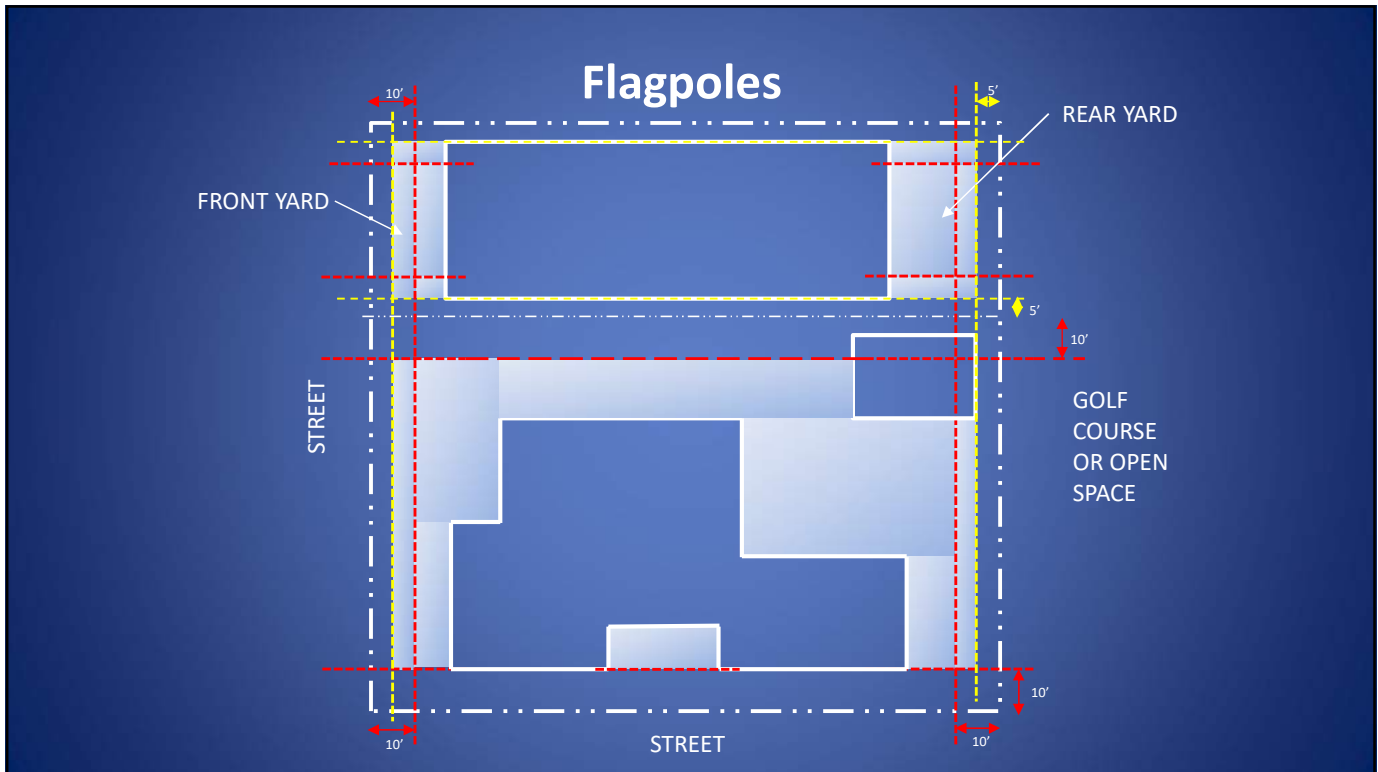
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Garage Setback from Front Yard

- Remove the 25-foot setback requirement for garages; the 20-foot setback for the building would remain in place.
- 25-foot setback was to account for tilt-up (overhead) garage doors.
- Roll-up garage doors are now most common.

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FP Floodplain District

- Remove the work “Overlay” from the Code language that refers to the Floodplain District as a “Floodplain Overlay District”.
- Floodplain District is a base district, not an overlay district

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Recommendation

- Adopt a resolution recommending that the City Council approve Zoning Ordinance Amendment 2023-1000 and find that these amendments are exempt from CEQA review.

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