

Residential Condominium Standards- Zoning Code/Local Coastal Program Amendment

City Council Meeting
April 17, 2018



Background

- October 18, 2016: City Council
 - Applicant for Zoning Text Amendment-
Chris Carey
- February 28, 2018: Planning Commission
- “Same Size and Age” Rule for 2 Unit
Condo Developments



2 Unit Condominium Developments



Residential Condominium Standards

- 1975- City's first condominium regulations
- 1979- "Same Size" rule introduced
- 1980- "Same Age" rule introduced
 - Aimed at condo conversions
 - Parity between both units
- Current Regulations:
 - 2-Unit condo developments must be "equal in size and age"



Eliminate “Same Age” Rule

- “Same Age” rule now obsolete
 - Condo conversions now addressed by MBMC 10.88/LCP A.88
 - No condo conversions requests in at least 30 years
- “Same Age” rule prevents the replacement of nonconforming units
- “Same Age” rule makes significant remodels difficult



Proposed Language

- Eliminate “Same Age” rule, modify “Same Size” rule
- New Language:

All residential condominiums consisting of two (2) units on a single lot which is to be owned in common shall be developed with units where the buildable floor area of either unit shall not exceed 55% of the maximum BFA allowed on the lot. ~~which are approximately equal in size and age. In no case shall the difference in enclosed floor space used for living purposes be assigned to one (1) unit which is more than fifty-five percent (55%) of the total floor space assigned for both units, unless the smaller of the two (2) units exceeds one thousand eight hundred (1,800) square feet.~~



Other Proposed Condominium Amendments

- Required Storage
- Enclosed Trash Area
- Use Permit Review
- Neighbor Notification/Approval
- Air Conditioning Unit Location



Conclusion

- Conduct public hearing
- Discuss and conduct first reading of ordinances
- May 1, 2018: Second reading and adoption, plus resolution transmitting to CA Coastal Commission

