



Legislation Text

File #: 18-0131, **Version:** 1

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Bruce Moe, City Manager

FROM:

Anne McIntosh, Community Development Director
Laurie B. Jester, Planning Manager
Ted Faturos, Assistant Planner

SUBJECT:

Second Reading and Adoption of Ordinance Nos. 18-0007 and 18-0008 Related to Residential Condominium Standards; Adoption of Resolution No. 18-0037 Transmitting Local Coastal Program Code Amendments to the California Coastal Commission (Community Development Director McIntosh).

- a) **ADOPT ORDINANCE NOS. 18-0007 AND 18-0008**
- b) **ADOPT RESOLUTION NO. 18-0037**

RECOMMENDATION:

Staff recommends that the City Council waive further reading and adopt Ordinance No. 18-0007 and Ordinance No. 18-0008 related to residential condominium standards, and adopt Resolution No. 18-0037 authorizing the submission of Ordinance No. 18-0008 to the California Coastal Commission.

FISCAL IMPLICATIONS:

There are no fiscal impacts associated with the adoption of the ordinances.

BACKGROUND

On April 17, 2018, after conducting a public hearing, the City Council voted unanimously to introduce Ordinance No. 18-0007 (Zoning Code Amendment) and Ordinance No. 18-0008 (Local Coastal Program Amendment) to revise residential condominium standards.

DISCUSSION:

On April 17, 2018, after conducting a public hearing, the City Council unanimously introduced Ordinance No. 18-0007 (Zoning Code Amendment) and Ordinance No. 18-0008 (Local Coastal Program Amendment) to: (1) remove the requirement that both condominiums in a two-unit condominium development be the same age; (2) require that an individual condominium in a two-unit condominium development not exceed 55% of the maximum buildable floor area allowed on a lot; (3) enhance required storage and enclosed trash requirements; (4) remove outdated language about use permit requirements; (5) require neighbor notification and/or approval for exterior modifications and/or structural alterations to condominiums; and (6) require that space be dedicated in condominiums for air conditioning units.

The City Council took public comment from residents and discussed the proposed revisions to the residential condominium development standards, with the City Council asking staff questions about height requirements, air conditioning requirements, accessory structures, and other development standards.

Staff recommends that the City Council waive further reading and adopt Ordinance No. 18-0007 and Ordinance No. 18-0008 related to residential condominium standards, and adopt Resolution No. 18-0037 authorizing the submission of Ordinance No. 18-0008 to the California Coastal Commission.

Attachments:

1. Ordinance No. 18-0007
2. Ordinance No. 18-0008
3. Resolution No. 18-0037