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Date: July 21, 2015
To: Mayor and Members of the City Council
From: Councilmember Al Austin, Eighth District *al*
Subject: Development Standards for the R-1-L zone

RECOMMENDED ACTION:

Adopt a Minute Order declaring a moratorium against the issuance of any permits for the construction of any new homes or additions of more than 1,500 square feet to existing homes in the R-1-L zone, and direct the City Manager to have the Department of Development Services and the Planning Commission review the development standards for the R-1-L zone and make recommendations to the City Council.

BACKGROUND:

The R-1-L zoning district is defined as a single-family residential with large lots. The Zoning Code further states that "this District recognizes the need for an open, uncrowded living environment within metropolitan centers." The only area in the City that has the R-1-L zoning designation is located in the Los Cerritos neighborhood north of Bixby Road.

Many residents in this neighborhood are concerned about preserving the character of the neighborhood, and that the current zoning standards in place for the R-1-L zone are not adequate to protect the distinct qualities of this zone.

These standards include the maximum lot coverage, the maximum size of a house, the minimum required setbacks for side yards on corner lots, the need to preserve natural light for adjacent homes, and minimum requirements for subdividing lots.

We request the Planning Commission and Development Services staff review the current development standards, and work with residents of the neighborhood to make recommendations to the City Council on possible revisions to these standards.

In the meantime, it is important to place a moratorium on the construction of new homes and additions of more than 1,500 square feet to existing homes until these development standards can be reviewed.

FISCAL IMPACT: There is no fiscal impact, other than the staff time needed for this request.