

Zoning Advisory Group

Meeting #4

Multi-Family Zone Districts

February 01, 2023



Agenda

- Update on Targeted Zoning Amendment
- Nonconforming Section
- Multi-Family Zone Districts
- Housing Element Compliance Status
- Next Steps
- Questions/Comments

Update on Targeted Zoning Amendment

Update on Targeted Zoning Amendment

Previous Meetings

- ZAG Meeting #1: June 2022
- ZAG Meeting #2: July 2022
- Community Workshop: July 2022
- ZAG Meeting #3: August 2022
- Affected Property Owners Meeting: August 2022
- Joint City Council/Planning Commission Workshop: August 2022
- Business Group Meeting (Nonconforming Situations): September 2022

Nonconforming Situations Section

Nonconforming Situations

Latest Key Changes (December 2022)

- Minor text revisions for clarification
- Damage or Partial Destruction of a Nonconforming Development
- The area, space, or volume occupied by or devoted to a nonconforming use may be increased with the approval of a conditional use permit
- Appeals shall be made to the City Council

Nonconforming Situations

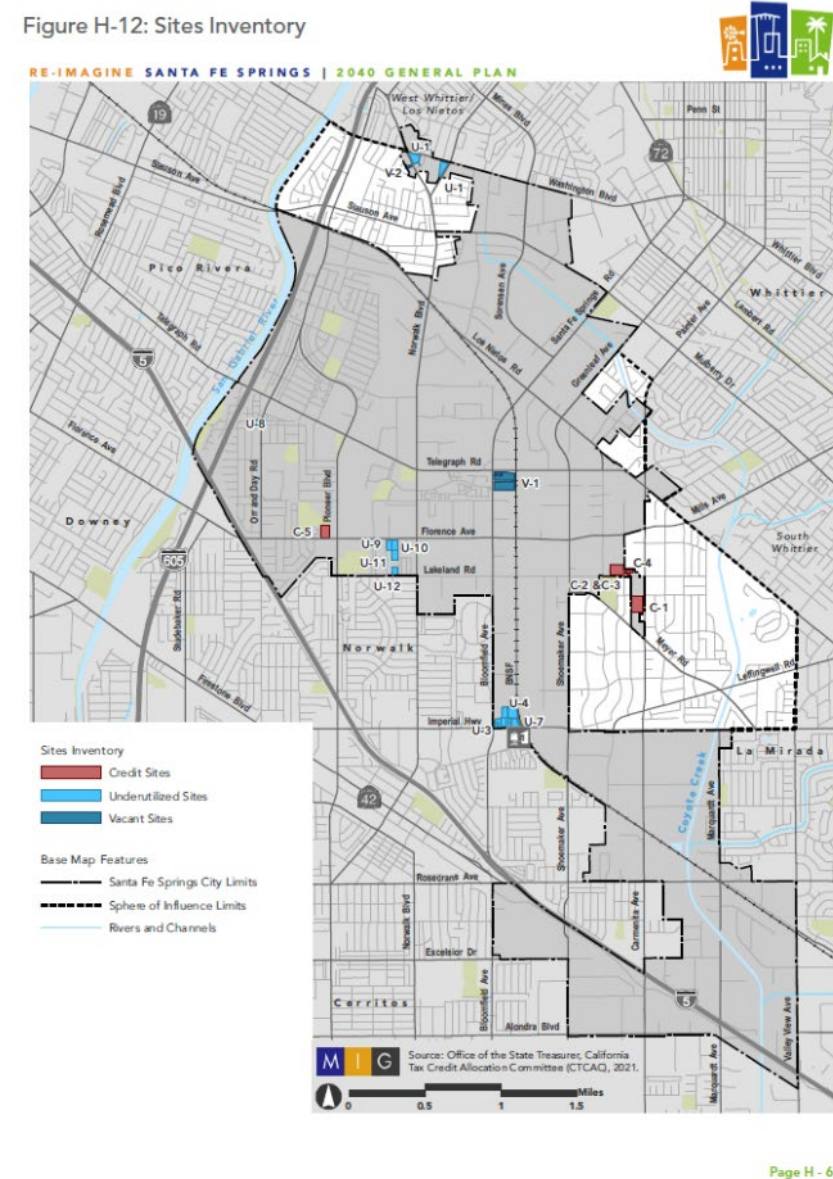
- WALK THROUGH DOCUMENT

**Multi-Family Zone
Districts (R-3 & R-4)**

Why Change?

- Consistency requirement with General Plan: Land Use Element and Housing Element
- Meet Regional Housing Needs Assessment (RHNA); General Plan and Zoning must accommodate 952 housing units of various incomes
- Modernize and update text

Figure H-12: Sites Inventory



Why Change?

ALP § 155.091 PRINCIPAL PERMITTED x +

codelibrary.amlegal.com/codes/santafesprings/latest/santafesprings_ca/0-0-0--1073653426#JD_155.0...

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The purpose of the R-3 Multiple-Family Residential Zone is to provide a suitable environment for family life for those wishing to live in apartments or multiple dwelling units. The intent is to promote desirable residential characteristics for medium density living and to stabilize and protect existing medium density areas by the establishment of those requirements and facilities conducive to proper development.

('64 Code, § 42.00)



§ 155.091 PRINCIPAL PERMITTED USES.

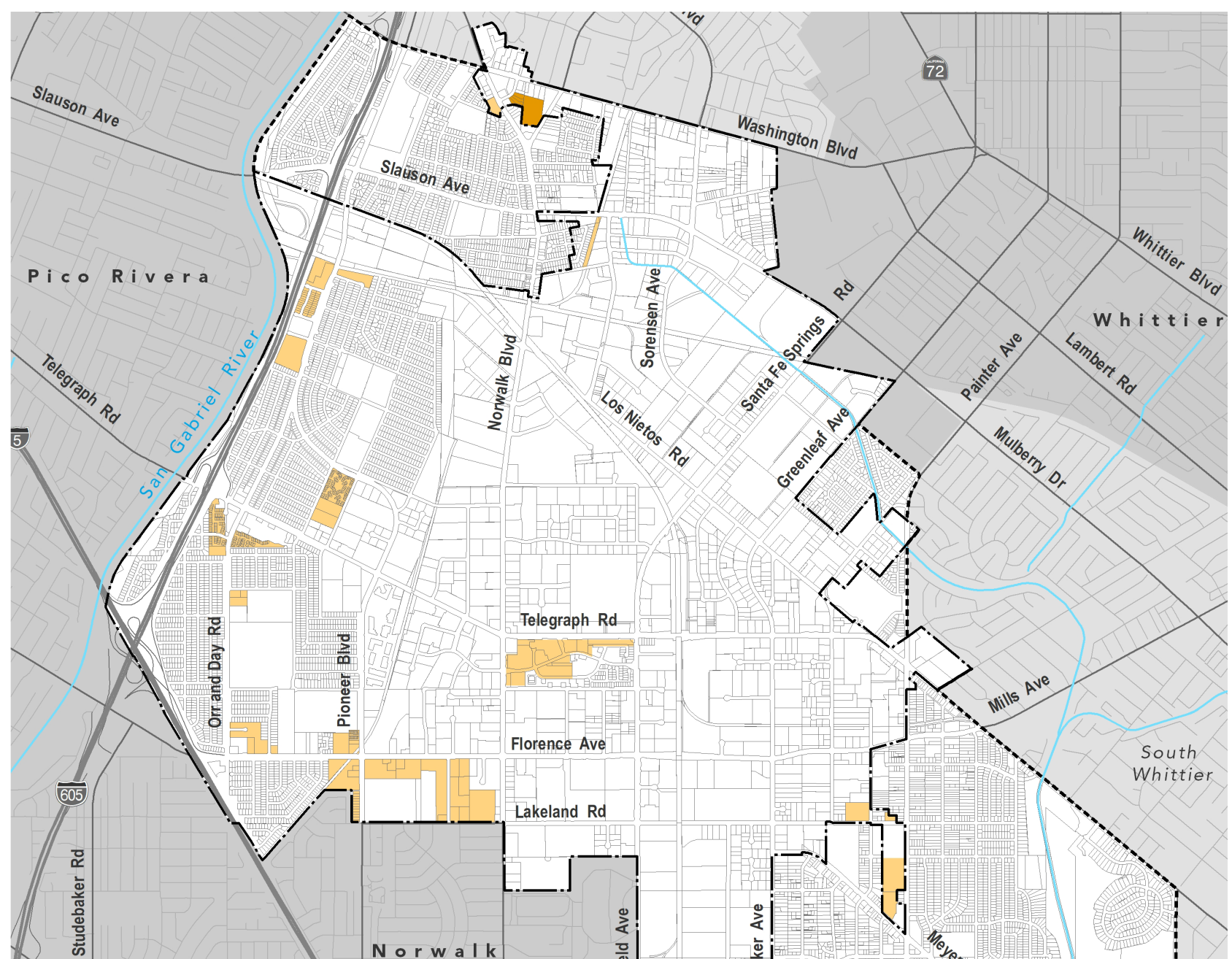
The following uses are the principal permitted uses in the R-3 Zone:

- (A) Multiple-family dwellings.
- (B) Single-family dwellings.
- (C) Group dwellings.
- (D) Supportive housing and transitional housing shall be permitted and shall be subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in this district.
- (E) Manufactured housing.

Multi-Family Residential

Land Use Plan

-  Medium Density Residential (25 du/ac)
-  High Density Residential (40 du/ac)



Multi-Family Zone Districts

Multiple-Family/Medium Density Residential (R-3) zone district

- Density: 9.1 to 25 dwelling units per acre
- Maximum Building Height: 3 stories; 40 ft

Multiple-Family/High Density Residential (R-4) zone district

- Density: 25.1 to 40 dwelling units per acre
- Maximum Building Height: 4 stories; 55 ft

Multi-Family Zone Districts

Key Sections

- Purpose
- Uses
- Accessory Uses
- Development Standards
- Permitted Fences, Hedges, and Walls
- Screening Of Mechanical Equipment
- Required Off-street Parking And Loading And Bicycle Parking
- Required Access
- Signs
- Landscaping, Outdoor Open Space And Storage
- Accessory Buildings
- Permitted Encroachments Into Required Yards
- Building Entries
- Streetscape Requirements

Multi-Family Zone Districts

- WALK THROUGH DOCUMENT

Housing Element Compliance Status

Housing Element Compliance Status

Housing Element

- **December 1, 2022:** Second Draft Housing Element Submitted to California Department of Housing and Community Development (HCD)
- **January 10, 2023:** HCD meeting to review comments
- **February 2023:** Third Draft Housing Element to be submitted to HCD



Next Steps

Targeted Zoning Amendment Upcoming Meetings

February 2023	Feb/March 2023	April/May 2023	May/June 2023
<p>Feb 1: ZAG Meeting #4</p> <p>Joint City Council and Planning Commission Study Session</p> <p>Submit 3rd Draft Housing Element to HCD</p>	<p>Mar 8: Objective Development Standards/Targeted Zoning Amendment Community Workshop</p> <p>Business Group and Property Owner Meetings</p> <p>Finalize Zoning Text and Map</p>	<p>Planning Commission Public Hearing</p> <p>City Council Public Hearing</p>	<p>Objective Development Standards Public Hearings</p>

Questions/Comments

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