

Welch, Madalyn

From: Cheryl DeMarco, AIA <demarco.architect@gmail.com>
Sent: Friday, March 22, 2024 4:17 PM
To: Welch, Madalyn
Subject: 24-106

Madalyn,

I am trying to understand how the properties that the city is proposing to change to PS "Public-Semipublic District" will not cause any changes or impact to all of the existing residential properties surrounding them? The notice sent to owners states: "these amendments will not cause any changes to your property." I do not think this is a proper disclosure. As a licensed Architect and a neighbor of one of these identified properties, I looked up all the possible uses of the PS zone. There was no direct link to the information and it is difficult for homeowners to find information to help them decide themselves. The amendments will cause changes to adjacent properties. Any zoning change can affect property value and neighborhoods. The notice did not give sufficient information to the homeowners and is misleading. It has me very concerned that a 50' high drug abuse center, homeless shelter, or recycling center could be placed next to homeowners.

I do not believe this should be approved at the Planning Commission meeting on 3/26 at 6pm. The city has not given proper notice and explained the impact of these amendments to the homeowners surrounding these properties. The process is "a clean-up" for the city but should be properly explained to the public.

I called Madalyn Welch at 714.374.5353 and left a message. She called me back and we discussed this on 3/22 at about 3:45pm

The Development Standards for PS are:

Front 10'
Side 0' *
Street 10'
Rear 0' *
50' max height

*214.08 D) Along a side or rear property line abutting an R district, a 10-foot setback is required, and structures within 45 feet of the district boundary shall not exceed 18 feet in height.

The city is proposing that an existing residential area abutting a PS property, may develop a structure with 10' setbacks, 18' height within 45'. But then the structure could be 50' tall when it is setback 45' from the property line, which would be 15' higher than the maximum 35' in current R zone.

1. The existing residential home values will be affected if one of the allowable uses is built behind a neighborhood.
2. A residential zone next to a PS zone can dramatically change the adjacent neighborhood.
3. What happens if an allowable use was built next to an existing residential building with windows looking right into someone's house?

4. What if parking is placed right behind someone's home?
5. What happens if there is a 18' school structure setback 10' from the property line with windows facing the residential homes?
6. Cemetery, Emergency Kitchen, Drug abuse center, Homeless Shelter, Recycling Center and other types of Public and Semipublic should not be next to a neighborhood.
7. What "Structures" is the city referring to under Accessory Uses?
8. Is the real reason for this zoning change so the city can grant permits to build low income housing in order to comply with state mandates?

More importantly is the allowable uses if these properties were to redevelop:

Public and Semipublic	
Cemetery	PC
Convalescent Facilities	PC
Cultural Institutions	PC
Day Care, General	PC
Government Offices	L-1
Hospitals	PC
Maintenance & Service Facilities	L-1
Park & Recreation Facilities	PC
Public Safety Facilities	PC
Religious Assembly	ZA
Residential Care, General	PC
Schools, Public or Private	PC
Utilities, Major	PC
Utilities, Minor	P
Commercial Uses	
Commercial Parking Facility	L-3
Communication Facilities	L-4
Eating and Drinking Establishments	L-2
Vehicle/Equipment Sales and Services	L-1
Accessory Uses	
Accessory Uses and Structures	P/U
Temporary Uses	
Animal Shows	TU
Circuses and Carnivals	TU
Commercial Filming, Limited	TU
Trade Fairs	P

Per ZONING CODE 204.08 Public and Semipublic Use Classifications.

A.

Cemetery. Land used or intended to be used for the burial of human remains and dedicated for cemetery purposes. Cemetery purposes include columbariums, crematoriums, mausoleums, and mortuaries operated in conjunction with the cemetery, business and administrative offices, chapels, flower shops, and necessary maintenance facilities.

B.

Clubs and Lodges. Meeting, recreational, or social facilities of a private or nonprofit organization primarily for use by members or guests. This classification includes union halls, social clubs and youth centers.

C.

Community and Human Service Facilities.

1.

Drug Abuse Centers. Facilities offering drop-in services for persons suffering from drug abuse, including treatment and counseling without provision for on-site residence or confinement.

2.

Primary Health Care. Medical services, including clinics, counseling and referral services, to persons afflicted with bodily or mental disease or injury without provision for on-site residence or confinement.

3.

Emergency Kitchens. Establishments offering food for the "homeless" and others in need.

4.

Emergency Shelters. Establishments offering food and shelter programs for "homeless" people and others in need. This classification does not include facilities licensed for residential care, as defined by the State of California, which provide supervision of daily activities.

5.

Residential Care, General. Twenty-four-hour non-medical care for seven or more persons, including wards of the juvenile court, in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those facilities licensed by the State of California.

D.

Convalescent Facilities. Establishments providing care on a 24-hour basis for persons requiring regular medical attention, but excluding facilities providing surgical or emergency medical services. This classification includes assisted living facilities.

E.

Cultural Institutions. Nonprofit institutions displaying or preserving objects of interest in one or more of the arts or sciences. This classification includes libraries, museums, and art galleries.

F.

Day Care, Large-Family. Non-medical care and supervision for seven to 12 persons, or up to 14 persons if two of the persons are six years of age or older on a less than 24-hour basis. Children under the age of 10 years who reside in the home shall be counted for purposes of these limits.

- G.
Day Care, General. Non-medical care for 13 or more persons on a less than 24-hour basis. This classification includes nursery schools, preschools, and day-care centers for children or adults.
- H.
Emergency Health Care. Facilities providing emergency medical service with no provision for continuing care on an inpatient basis.
- I.
Government Offices. Administrative, clerical, or public contact offices of a government agency, including postal facilities, together with incidental storage and maintenance of vehicles.
- J.
Heliports. Pads and facilities enabling takeoffs and landings by helicopter.
- K.
Hospitals. Facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an inpatient basis. This classification includes incidental facilities for out-patient treatment, as well as training, research, and administrative services for patients and employees.
- L.
Maintenance and Service Facilities. Facilities providing maintenance and repair services for vehicles and equipment, and materials storage areas. This classification includes corporation yards, equipment service centers, and similar facilities.
- M.
Marinas. A boat basin with docks, mooring facilities, supplies and equipment for small boats.
- N.
Park and Recreation Facilities. Noncommercial parks, playgrounds, recreation facilities, and open spaces.
- O.
Public Safety Facilities. Facilities for public safety and emergency services, including police and fire protection.
- P.
Religious Assembly. Facilities for religious worship and incidental religious education, but not including private schools as defined in this section.
- Q.
Schools, Public or Private. Educational institutions having a curriculum comparable to that required in the public schools of the State of California.
- R.
Utilities, Major. Generating plants, electrical substations, above-ground electrical transmission lines, switching buildings, refuse collection, transfer, recycling or disposal facilities, flood

control or drainage facilities, water or wastewater treatment plants, transportation or communications utilities, and similar facilities of public agencies or public utilities.

S.

Utilities, Minor. Utility facilities that are necessary to support legally established uses and involve only minor structures such as electrical distribution lines, underground water and sewer lines, and recycling and collection containers.

Per Zoning: 204.14 Accessory Use Classifications.

Accessory Uses and Structures. Uses and structures that are incidental to the principal permitted or conditionally permitted use or structure on a site and are customarily found on the same site. This classification includes detached or attached garages, home occupations, caretakers' units, and dormitory type housing for industrial commercial workers employed on the site, and accessory dwelling units.

Per Zoning: 230.08 Accessory Structures.

For purposes of applying these provisions, accessory structures are inclusive of minor accessory structures, except where separate provisions are provided in this section.

A.

Timing. Accessory structures shall not be established or constructed prior to the start of construction of a principal structure on a site, except that construction trailers may be placed on a site at the time site clearance and grading begins and may remain on the site only for the duration of construction.

B.

Location. Except as provided in this section, accessory structures shall not occupy a required front, side or street side yard or court. An accessory structure shall be set back five feet from the rear property line except no setback is required for accessory structures, excluding garages and carports, which abut an alley.

Minor accessory structures may be located within the front yard setback provided they do not exceed 42 inches in height. Minor accessory structures may be located in required side and rear yard setbacks provided:

1.

The structure is located in the rear two-thirds of the lot;

2.

A minimum five-foot clearance is maintained between said structure and the dwelling if it is located in a required side yard;

3.

Minor accessory structures over eight-foot high shall be screened by a two-foot high lattice fence/wall extension above the six-foot high fence/wall to protect views from

an adjacent property. The screening shall be provided by the property owner installing the minor accessory structure;

C.

Maximum Height. Fifteen feet, except a detached garage for a single-family or multi-family dwelling may exceed the maximum height when it is designed to be architecturally compatible with the main dwelling and does not include habitable floor area.

D.

Maximum Size in RL District. In an RL District, the total gross floor area of accessory structures, including garages, more than four feet in height that are not attached to a dwelling shall not exceed 600 square feet or 10% of lot area, whichever is more.

E.

Patio Covers. A patio cover open on at least two sides and complying with all other provisions of this subsection may be attached to a principal structure provided a five-foot clearance to all property lines is maintained.

F.

Decks. A deck 30 inches or less in height may be located in a required yard.

G.

Separation. The distance between buildings on the same lot shall not be less than 10 feet.

If you have any questions, you may contact me directly.

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