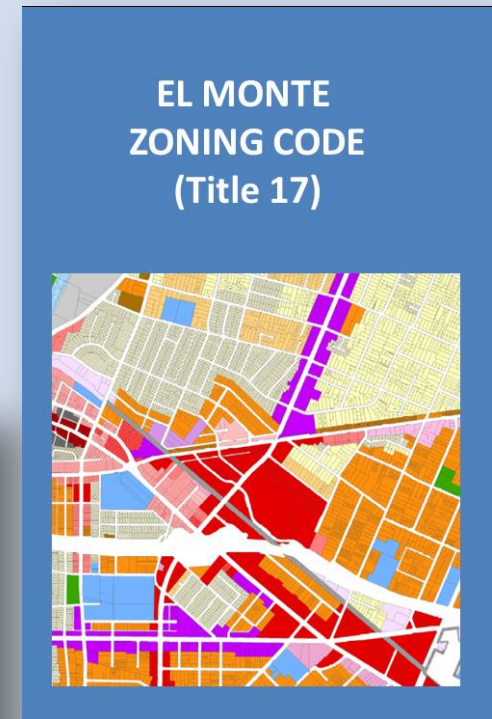


City of El Monte Zoning Code Updates

Chamber of Commerce Meeting

September 30, 2021





THE ZONING CODE

- **What zoning can do:**
 - Use regulations, development and design standards, performance standards and predictability.
- **What zoning cannot do:**
 - Dictate architectural design, regulate the free market and establish land use policy.
- **Creating balance between competing philosophy:**
 - Flexibility vs. predictability.
 - Effort vs. quality.
 - Preservation vs. development.
 - Under-regulation vs. over-regulation.



ISSUES OF THE CURRENT ZONING CODE

- The City of El Monte's (the "City") existing Zoning Code has Chapters that date back to the 1960s and 1970s.
- Over the years, countless Zoning Code updates have been approved resulting in a patchwork of zoning districts, uses, definitions and policies.
- Zoning Code lacks the standard use of terms; many words are not defined; uses antiquated.
- Sections within the Zoning Code are inconsistent, making it confusing for residents and applicants and difficult for staff to enforce.
- Many standards that are common in other cities are lacking; includes height in industrial zones and building separation in commercial zones.
- Staff policies and interpretations of the Zoning Code are not memorialized in writing.



GOALS OF THE ZONING CODE UPDATE

- Implement the General Plan, which is the City's long-range plan outlining its vision for future growth.
- Create a Zoning Code that is user-friendly by improving its organization, incorporating graphics and table and using easy to understand terms.
- Incorporate feedback gathered from residents, property owners and businesspeople.
- Provide standards that support economic development and job creation.
- Protect residential neighborhoods from impacts such as traffic and noise.
- Allow for a diverse range of housing for the community.
- Facilitate high quality development.
- Promote safe and efficient movement of all modes of travel.



MAIN AREAS TO REVISE

- **Zoning Districts** – Multiple-family, Commercial and Manufacturing, Mixed-Use and Special Zoning Districts.
- **Property Development Standards** – Add items (e.g. flag lots, refuse storage facilities);
- **Regulations for Some or All Chapters** – Parking Chapter, Sign Chapter and Performance Standards Chapter (e.g. air quality, noise, truck traffic);
- **Standards for Specific Uses** – Add items (e.g. home occupations, car washing facilities, outdoor dining and drive-through businesses);
- **Applications and Permits** – Initial Plan Review, Conditional Use Permit, Variance, Modification for Disabilities, Specific Plan, General Plan/Zoning Code Amendments and Definitions Chapters; and
- **General Plan and Zoning** – Consolidate certain zones and change the General Plan and/or Zoning for some properties.
- **Definitions** – Update all definitions.



AREAS TO REMAIN

Chapters that have recently been updated, such as the following:

- **Zoning Districts** – Single-family Chapters (most development standards), Rurban Housing Overlay District (RHOD) and the Billboard Overlay Chapters;
- **Regulations for Some or All Chapters** – Landscaping Water Efficiency, Wireless and Density Bonus Chapters;
- **Standards for Specific Uses** – Accessory Dwelling Units (ADUs), adult entertainment establishments, emergency shelters, collection containers, recycling and single-room occupancy Sections;
- **Applications and Permits** – Zoning Clearance and Development Agreements Chapters; and
- **Specific Plans** – Gateway Specific Plan and Downtown Main Street Specific Plan Chapters.



CURRENT CODE ORGANIZATION

Current Zoning Code	
1 – Definitions	13 – Outdoor Advertising
2 – General Regulations	14 – Advertising Structures
3 – Parking	15 – Multi-tenant
4 – Signs	16 – Adult Use
5 – Landscaping	17 – Reasonable Accommodation
6 – Nonconforming	18 – Recycling Facility
7 – Certificate of Occupancy	19 – Collection Containers
8 – Zoning Clearance	20 – Wireless Facilities
9 – Entitlements	21 – Development Agreements
10 – Enforcement	22 – Density Bonus
11 – Zoning Categories	23 – Billboard Overlay
12 – Specific Plans	



PROPOSED CODE ORGANIZATION

Proposed Zoning Code	
DIVISION 1 – INTRODUCTION	<ul style="list-style-type: none"> • General Regulations. • Rules to calculate. • Zoning classifications. • Nonconforming buildings and uses. • Enforcement.
DIVISION 2 – RESIDENTIAL ZONES	<ul style="list-style-type: none"> • Single-family, RHOD overlay and multi-family zones.
DIVISION 3 – MIXED-USE ZONES	<ul style="list-style-type: none"> • Mixed/multi-use zone.
DIVISION 4 – COMMERCIAL, MANUFACTURING AND SPECIAL ZONES	<ul style="list-style-type: none"> • Commercial and office zones. • Manufacturing zones. • Billboard overlay zone. • Special zones (e.g. airport, public facilities, open space).



PROPOSED CODE ORGANIZATION

Proposed Zoning Code	
DIVISION 5 – PERFORMANCE STANDARDS	<ul style="list-style-type: none"> • Examples include air quality, temperature, construction related, hazardous materials, noise, property maintenance and vibration.
DIVISION 6 – GENERAL PROPERTY DEVELOPMENT STANDARDS	<ul style="list-style-type: none"> • Examples include height exceptions and restrictions, outdoor display and storage, outdoor lighting, private streets and driveways, reflective surfaces, refuse storage facilities, screening, walls and fences, and yard encroachments.
DIVISION 7 – PARKING AND LANDSCAPING REGULATIONS	<ul style="list-style-type: none"> • Parking. • Landscape regulations. • Landscape water efficiency.



PROPOSED CODE ORGANIZATION

Proposed Zoning Code	
DIVISION 8 – SIGNAGE REGULATIONS	<ul style="list-style-type: none"> • Signage regulations.
DIVISION 9 – WIRELESS REGULATIONS	<ul style="list-style-type: none"> • Wireless – New and substantially changed applications. • Wireless – Eligible facilities request.
DIVISION 10 – DENSITY BONUSES	<ul style="list-style-type: none"> • For affordable housing.
DIVISION 11 – REGULATIONS APPLICABLE FOR SPECIFIC USES	<ul style="list-style-type: none"> • Examples include accessory buildings, alcohol sales, automobile related businesses, correctional facilities, drive-through facilities, emergency shelters, home occupancy permits, hotels, outdoor dining, recycling facilities, religious institutions, secondhand vendors, and tobacco retail sales.



PROPOSED CODE ORGANIZATION

Proposed Zoning Code	
DIVISION 12 – APPLICATIONS AND PERMITS	<ul style="list-style-type: none"> • Zoning Clearance. • Initial Plan Review. • Conditional/Minor Use Permit. • Variance and Minor Variance. • Modification for Disabilities. • Planned Residential Development. • Amendments. • Development Agreements.
DIVISION 13 – SPECIFIC PLANS	<ul style="list-style-type: none"> • Applications. • Gateway Specific Plan. • Downtown Specific Plan.
DIVISION 14 – DESIGN GUIDELINES	<ul style="list-style-type: none"> • Objective standards to be added.
DIVISION 15 – DEFINITIONS	<ul style="list-style-type: none"> • Use and general definitions.



DEVELOPMENT REVIEW PROCESS

Land Use

- Not permitted
- Allowed by-right
- ***Requires a Minor Use Permit (Zoning Review Committee) NEW***
- Requires a Conditional Use Permit (Planning Commission)

Development Standards

- Does not meet the Zoning Code
- Meets the Zoning Code (Zoning Clearance)
- ***Requires a Minor Variance (Zoning Review Committee) UPDATED***
- Requires a Variance (Planning Commission)

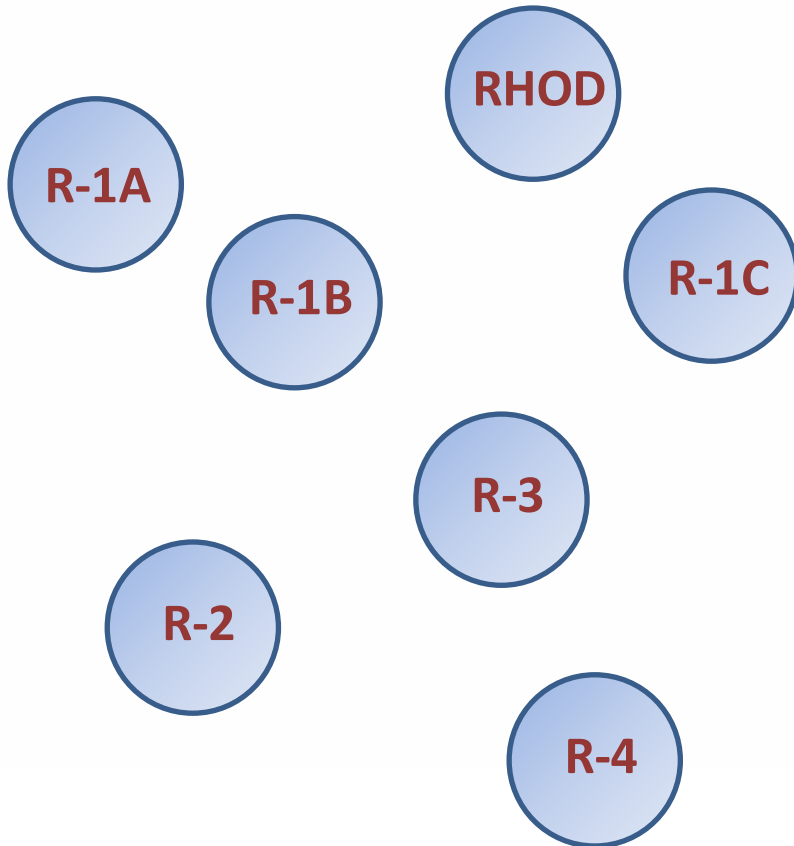
Architecture, Materials & Landscaping

- Staff Level Review (Zoning Clearance)
- ***Director Level Review (Community Development Director) NEW***
- Commission Level Review (Planning Commission)



RESIDENTIAL ZONES

CURRENT: 7 Chapters



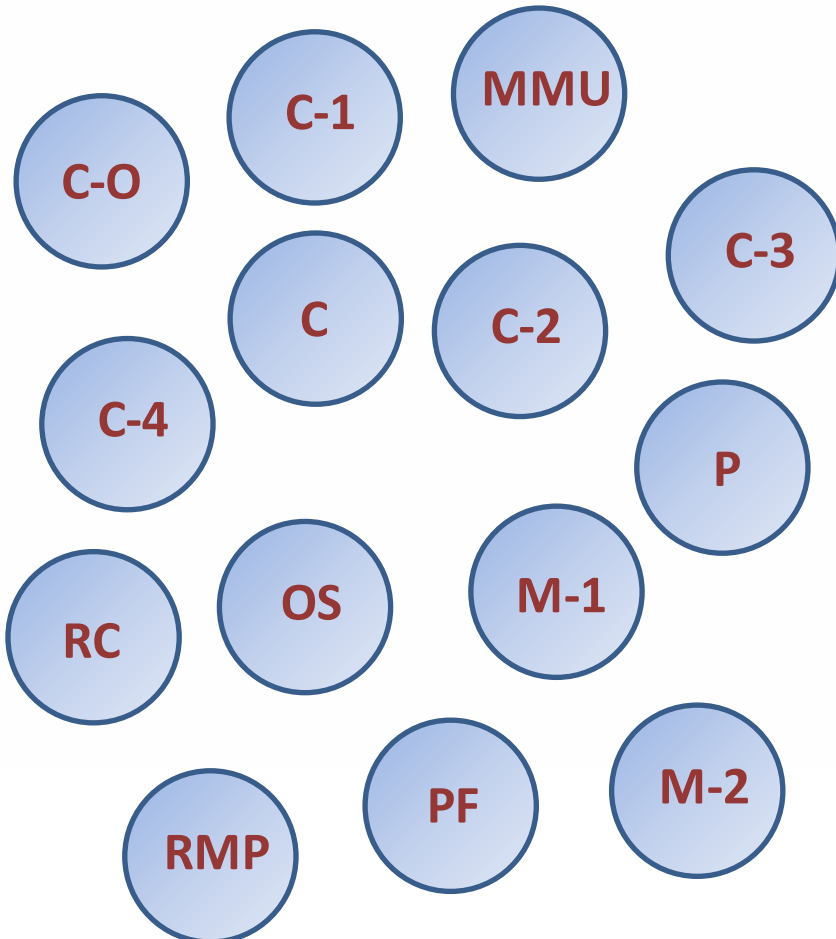
PROPOSED: 3 Chapters



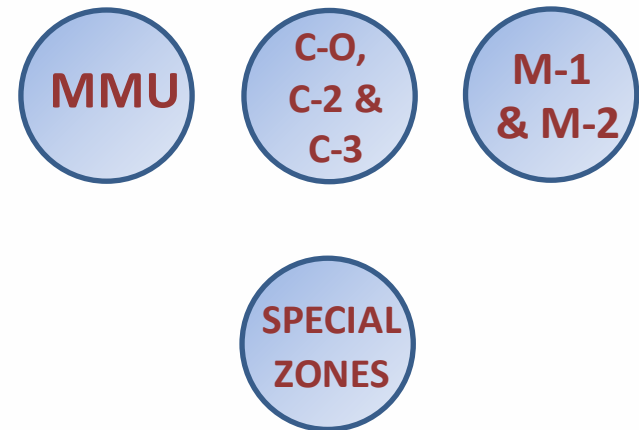


NON-RESIDENTIAL ZONES

CURRENT: 14 Chapters



PROPOSED: 4 Chapters



REMOVE: P, C & RC

CONSOLIDATE:

C-1 & C-2 becomes C-2

C-3 & C-4 becomes C-3



LAND USES

Existing Zoning Code	New Code Examples
<ul style="list-style-type: none"> Over 400 different uses listed, with less than 40% defined. 	<ul style="list-style-type: none"> Projected to have less than 200 uses listed, with all of them clearly defined.
<ul style="list-style-type: none"> Many uses require a full CUP (Planning Commission). 	<ul style="list-style-type: none"> Allow more uses be permitted by-right; build-in performance standards and conditions.
<ul style="list-style-type: none"> Example: Restaurants with alcohol sales require a CUP (Planning Commission). 	<ul style="list-style-type: none"> Have restaurants with “Limited Hours” only require an MUP (Zoning Review Committee); permit other uses that require less review with an MUP.
<ul style="list-style-type: none"> Unclear process to interpret new uses. 	<ul style="list-style-type: none"> Formal process to conclude a new use is similar to an existing use and may be allowed in the same zones.
<ul style="list-style-type: none"> If someone wants to know where a specific use is located, they must review all Zoning District Chapters. 	<ul style="list-style-type: none"> There will be a master table with all uses.



SIGNAGE OPTIONS

Existing Zoning Code	New Code Examples
<ul style="list-style-type: none"> • Most of the City’s Sign Ordinance is over 40 years old. The last update of any kind was done 20 years ago. 	<ul style="list-style-type: none"> • Staff currently reviewing newer Sign Ordinances from other cities and talking to Sign Manufacturers; survey has a question specifically on signs.
<ul style="list-style-type: none"> • Current Sign Ordinance lacks order and consistency. 	<ul style="list-style-type: none"> • Organize the Sign Ordinance; define all terms; include many graphics.
<ul style="list-style-type: none"> • There is a specific size limit on each type of size. 	<ul style="list-style-type: none"> • Give an overall maximum on sign types; then let the businessperson determine where they want to use the square footage.
<ul style="list-style-type: none"> • Master Sign Plan is required any time a business in a center with 2 or more tenants requests a sign permit. 	<ul style="list-style-type: none"> • Master Sign Plan only required when the project is for a new building or remodel, and only with 3 or more tenants.



PARKING IDEAS

Existing Zoning Code	New Code Examples
<ul style="list-style-type: none"> • Most of the City’s commercial parking requirements are over 40 years old. The only updates since then was for new standards for the MMU Zone and for the Downtown. 	<ul style="list-style-type: none"> • Staff currently reviewing newer Parking Ordinances from other cities. Also gathering current data from the Institute of Traffic Engineers (which completes parking surveys).
<ul style="list-style-type: none"> • Many assembly uses do not have specific parking standards. Rather, applicants must complete special parking studies, which takes time and costs money. 	<ul style="list-style-type: none"> • Include parking standards for such uses. In some cases, allow an applicant to do a special parking study if they desire (to reduce the parking).
<ul style="list-style-type: none"> • Parking Ordinance does not address items such as valet parking, off-site parking and parking structures. The process for shared parking is complex. 	<ul style="list-style-type: none"> • Include items listed; keep the process simple.



MULTI-FAMILY PROJECTS

Existing Zoning Code	New Code Examples
<ul style="list-style-type: none"> City’s main multi-family zones include R-2 (8 units/acre); R-3 (14 units/acre); R-4 and most C (25 units/acre). 	<ul style="list-style-type: none"> Keep same zones and maximum densities.
<ul style="list-style-type: none"> Compared to other cities in the area, parking standards are very high, maximum floor area is very low and open space standards are high – especially for projects in the R-4 and C zones. 	<ul style="list-style-type: none"> Create a sliding scale of standards. The higher the density, the higher the allowed floor area and lower the required open space.
<ul style="list-style-type: none"> The City has approved many variances, confirming the current standards do not work. 	<ul style="list-style-type: none"> In addition to the above, include incentive (for example: extra floor area) for affordable housing, sustainable development and promoting quality architecture.



2021-2029 HOUSING ELEMENT

Topic	Summary/Discussion
<ul style="list-style-type: none"> Regional Housing Needs Assessment (RHNA) 	<ul style="list-style-type: none"> Each city is given a RHNA number. El Monte’s RHNA is very high at 8,502 units . The RHNA is then broken down into income groups. The units do not need to be constructed, but cities must demonstrate there is enough capacity.
<ul style="list-style-type: none"> Main issues raised by the public 	<ul style="list-style-type: none"> Lack of affordable housing; City needs a broad range of housing types; development standards need updating to make development more viable; encourage partnerships with service organizations; and focus on homeowner assistance.
<ul style="list-style-type: none"> Proposed programs to implement the City’s housing goals. 	<ul style="list-style-type: none"> Continue to implement the City’s housing rehabilitation programs; City’s housing inspection program; complete the City’s emergency shelter and transitional housing project near Valley/Baldwin; work with non-profits to address homelessness.



NEW ZONING DISTRICTS AND PROGRAMS*

District/Program	Proposed Mix of Uses or Program
<ul style="list-style-type: none"> New Garvey & 5-Points Urban Density Zone 	<ul style="list-style-type: none"> Will intensify the area by allowing buildings up to 5 or 6 stories in height on larger parcels and residential densities up to 50 units per acre. Will include a wide mix of uses with reduced parking.
<ul style="list-style-type: none"> Flair Park Flex Zone 	<ul style="list-style-type: none"> Current vision is for area to be an office headquarters. Due to changing office demands, it is unlikely the vision will be implemented. Encourage creative/incubator space and work-live in areas away from the freeway.
<ul style="list-style-type: none"> Religious Housing Overlay Zone 	<ul style="list-style-type: none"> Allow religious institutions to construct affordable housing in parking areas. Church and housing can share amenities such as parking and recreation areas.
<ul style="list-style-type: none"> Inclusionary Affordable Housing Program 	<ul style="list-style-type: none"> Would provide developers incentives to construct affordable housing on-site or pay an in-lieu fee that would go towards affordable housing construction.

* Will be incorporated as separate Zoning Updates over the next two years.



COMMUNITY OUTREACH

- Build from the **General Plan's Housing Element Update** outreach (stakeholder interviews, community survey, community workshops, outreach to religious institutions).
- **Zoning Code Update Community Survey** for people who live, operate a business, own property, develop projects and/or work in El Monte.
- **Businesses Outreach.**
- **Community Workshop.**
- Additional Planning Commission **Study Sessions.**
- Additional City Council **Development Ad Hoc Committee** meetings.
- **Environmental** circulation.
- Planning Commission and City Council **public hearings.**



PROPOSED TIMELINE

- **August 2021** – City Council meeting to introduce the Update;
- **August to October 2021** – Community Outreach;
- **September to November 2021** – Staff drafts Chapters, starting with those that will not have its content changed;
- **August to November 2021** – Planning Commission Study Sessions and Development Ad Hoc Committee meetings;
- **October and November 2021** – Environmental (CEQA) document drafted and finalized;
- **December 2021** – CEQA document circulated;
- **December 2021 & January 2022** – Planning Commission public hearings; and
- **February & March 2022** – City Council public hearings.