

MOTION BY SUPERVISOR DON KNABE

February 2, 2010

On July 22, 2008, at the request of the Board, the Department of Regional Planning was asked to complete a zoning study to review the properties in the affected unincorporated area known as the "Cerritos Island" and assess zoning compatibility with the surrounding community and to provide a report to the Board with findings and recommendations, including whether or not the interim urgency controls should be made permanent.

The Cerritos Island area of the County, which is surrounded by the City of Norwalk and the City of Cerritos, is an unincorporated residential area which is characterized by a number of substandard sized lots and narrow, sometimes unimproved streets.

Recently, homes had been constructed to near the maximum height allowed by the zoning in the area, and with reduced yard setbacks that were approved administratively under the County's yard modification procedures. Some of these recent developments had drawn opposition within the community and the neighboring cities, and created dense development with little separation between structures.

- M O R E -

MOTION

RIDLEY-THOMAS \_\_\_\_\_

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KNABE \_\_\_\_\_

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The report, prepared by the Department of Regional Planning Department and submitted to the Board in mid-January, concludes that a change in the County Zoning Code is needed to address the review of residential development on legally created substandard parcels in the Cerritos Island area. A Community Standards District would address the problem of overbuilding and other issues associated with development of the undersized parcels specific to the study area.

In the meantime, the urgency ordinance previously adopted and extended by the Board to June 2, 2010, will continue the requirement for a conditional use permit for proposed residential buildings or additions to residences that would exceed 26 feet in height and for yard modifications for residential buildings in the affected area and would protect against negative public health, safety and aesthetic impacts that would otherwise occur until the Community Standards District ordinance can be completed for the Board's consideration.

**I, THEREFORE, MOVE** that the Board of Supervisors:

1. Instruct the Director of Planning and the County Counsel to prepare a Community Standards District ordinance and the appropriate environmental documentation pursuant to the California Environmental Quality Act, to address the issues described in the recent zoning study including regulations for overbuilding on substandard sized parcels in the unincorporated community of the Cerritos Island, and hold a Regional Planning Commission public hearing on the ordinance on or before April 21, 2010;
2. Direct the Executive Officer/Clerk of the Board to work with the Department of Regional Planning to set a public hearing before the Board to consider adoption of the Cerritos Island Community Standards District ordinance, once the Regional Planning Commission public hearing date is established, and schedule the Board hearing as soon as possible.

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JM:lb