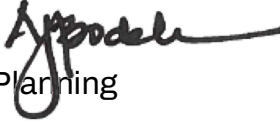


July 1, 2024

TO: Staff

FROM: Amy J. Bodek, AICP  
Director of Regional Planning



**SUBDIVISION AND ZONING ORDINANCE INTERPRETATION NO. 2024-04  
FLORENCE-FIRESTONE TRANSIT-ORIENTED DISTRICT TOD RESIDENTIAL ZONES**

**PURPOSE**

This memorandum provides clarifications to Tables 22.418.060-A and 22.418.060-B in Chapter 22.418 of the County Code (Florence-Firestone Transit-Oriented Districts Specific Plan Zones and Development Standards).

**BACKGROUND**

The Florence-Firestone Transit-Oriented District Specific Plan (FFTOD), adopted by the Board of Supervisors in February 2023, incorporates changes to land use, zoning, and development standards centered around the Slauson, Florence, and Firestone rail stations.

In the FFTOD, Table 22.418.060-A specifies principal use regulations in the TOD R-Zones. Multi-family and Single-family residences are listed as permitted, "P." The permitted designation is assigned to uses that do not require planning review and approval. However, both single-family residences and multi-family developments are subject to development standards in Table 22.418.060-A, which require site plan review to verify compliance. This conflicts with the permitted designation.

Table 22.418.060-A, also lists "Two-family residences" as not permitted in the Residential Low-Medium 2 (RLM\_2) Zone. However, language in the FFTOD Specific Plan (Pg. 4-27) and codified in County Code Section 22.418.060.A.2, the RLM-2 Zone is "intended to maintain existing residential neighborhoods while supporting a broader range of housing types and configurations, such as townhomes, duplexes, triplexes, apartments, and multi-family residential." Duplex housing types would fall under the two-family residences use.

Table 22.418.060-B in the FFTOD specifies development standards in residential zones. Standard number three, Minimum Setbacks for "Alley Setback, Garages" and "Parking/Garage Alley Setbacks," notes the minimum setbacks and a range of setback depths that are prohibited. The purpose of the prohibited setback range is to not allow for enough space to, in effect, create a parking space between the alley and garage structure. Therefore, the range should apply to the depth of the setback instead of the width.

**INTERPRETATION**

In the FFTOD residential zones, single-family residences and multi-family residences shall require a ministerial site plan review. In addition, two-family residence shall be permitted in the RLM-2 Zone with a ministerial site plan review.

Setbacks for garages or parking on residentially zoned property that abut an alley shall be 3 feet or greater than 17 feet from the rear property line. Setbacks of more than 3 feet but less than 18 feet in depth are prohibited.

**APPLICABILITY**

This memorandum applies to development projects within residential zones listed in Tables 22.418.060-A in the FFTOD, until such time that the Zoning Code is amended to clarify these provisions.

AJB:CC:ER:jy:ia