

CHAPTER 30: ZONING

30-12.7. LOT CONSOLIDATION INCENTIVES

- a. Purpose and Intent.** The purpose of this Section is to encourage the consolidation of small or underutilized parcels into larger, more viable development sites to support coordinated site planning, improve land use efficiency, and enable projects that contribute to the economic and physical revitalization of Compton's commercial corridors, residential neighborhoods, and mixed-use districts.
- b. Applicability.** This Section applies to development proposals in any zoning district where multiple contiguous legal lots under common ownership or control, as determined by property records, agreements, and other legal documents, are proposed to be consolidated into a single development site, subject to the provisions below.
- c. Eligibility Criteria.** To qualify for lot consolidation incentives, a development must:
1. Consolidate a minimum of two contiguous legal lots and result in a combined lot area of at least 20,000 square feet;
 2. Be consistent with the General Plan land use designation and applicable zoning;
 3. Result in a development project under common ownership;
 4. Comply with applicable design standards and objective development regulations, unless modified or waived through an approved variance or similar entitlement;
 5. Not result in the displacement of existing protected residential units, unless replaced per Government Code § 7060 et seq.
- d. Incentives and Regulatory Relief.** Eligible lot consolidation projects may request one or more of the following incentives, subject to review and approval by the Community Development Director or Planning Commission, depending on the entitlement path:
1. **Reduced Setbacks.** Up to a 25% reduction in side or rear yard setbacks may be allowed, provided that the reduced setbacks comply with all applicable building, fire, and safety codes. Any reduction that would result in noncompliance with these codes is not permitted;
 2. **Lot Coverage Increase.** Where a maximum lot coverage is established in the applicable zoning district, up to a 10% increase in allowable lot coverage may be permitted. If the zoning district does not establish a maximum lot coverage, this incentive is not applicable;
 3. **Expedited Processing.** Eligible lot consolidation projects may request priority in the scheduling and processing of entitlement applications and plan checks. Expedited review shall be provided to the extent permitted by existing City procedures. This incentive shall also apply to Building & Safety plan-check services;
 4. **Parking Reductions.** A parking reduction of up to 10% may be approved as part of the development entitlement, if supported by a parking analysis or justified by proximity to transit (within one-half mile of a high-quality transit stop or station).
- e. Review and Approval**
1. Incentives shall be reviewed concurrently with any required discretionary entitlements or through a ministerial review process if no such entitlements are required.

2. The Community Development Director or designee shall determine whether a proposed project meets the eligibility criteria for requested incentives.
 3. Requested incentives may be approved by the Planning Commission or Community Development Director, as applicable, based on the project's contribution to consolidated, high-quality development and its consistency with applicable approval criteria.
 4. Findings must demonstrate that the incentives facilitate better site design, access, and land use efficiency without adversely affecting adjacent properties. Applicants shall submit a narrative and supporting materials (e.g., site plans, diagrams, or studies) that clearly explain how the requested incentives achieve these outcomes.
- f. **Prohibited Uses of Incentives.** Lot consolidation incentives shall not be used to:
1. Circumvent General Plan policies related to land use compatibility or environmental constraints;
 2. Permit land uses that are not otherwise allowed in the base zoning district. Lot consolidation incentives shall not be used to change the allowable use type (e.g., to permit multifamily housing in a single-family residential zone), unless such uses are authorized by other applicable laws or regulations.
- g. **Approval Criteria – Development Standards and Design.** To qualify for a lot consolidation incentive, the project must demonstrate the following to the satisfaction of the reviewing authority:
1. Cohesive building design and circulation;
 2. Adequate infrastructure to serve the consolidated site;
 3. Compliance with landscaping, open space, and screening requirements.
- h. **Recordation and Legal Merger.** As a condition of incentive approval, the applicant shall legally consolidate the lots through a parcel merger, parcel map, or other subdivision procedure as required by law prior to the issuance of a building permit. If warranted due to processing timelines or other administrative considerations, the City may defer this requirement until prior to final inspection or issuance of a certificate of occupancy.