

SUMMARY TABLE OF PROPOSED ZONING TEXT AMENDMENTS

Topic	Reason for Amendment	Brief Description of Amendment	Current Coode Section(s)/ Ordinance Pg. #
UPDATES PER STATE LAWS			
No minimum parking near major transit stops	State Law AB 2097	Add exception from required minimum number of parking spaces for certain land uses located within ½ mile of a major transit stop.	Article IX (Standards for Specific Land Uses), Sec. 36.32.50.b; Pg. 51, EX 1
Parking reduction for installation of EV charging stations	State Law AB 970	Add exemption for a parking reduction associated with the installation of EV charging stations; no planning permit required.	Article IX (Standards for Specific Land Uses), Sec. 36.32.67.a; Pg. 56, EX 1
Parking reduction for new bedrooms added in existing multifamily unit	State Law AB 916	Add exemption from a CUP for a parking reduction when up to 2 new bedrooms are added in an existing multifamily residential unit; require a Development Review Permit for staff-level review only	Article IX (Standards for Specific Land Uses), Sec. 36.32.67.b; Pg. 57, EX 1
Microenterprise home kitchen operations (MEHKOs)	State Law AB 626; County Health Department Program	Add MEHKOs as a home occupation and reformat section to differentiate standards for general home occupations, Cottage Food Operations (CFOs), and MEHKOs.	Article IX (Standards for Specific Land Uses), Sec. 36.28.75 to Sec. 36.28.90; Pgs. 46-49, EX 1
	State Law AB 626; County Health Department Program	Add a definition for MEHKOs.	Article XVII (Definitions), Sec. 36.60.29; Pg. 87, EX 1
	Recommendation by Staff	Add provisions regarding location and hours of on-site dining for MEHKOs.	Article IX (Standards for Specific Land Uses), Sec. 36.28.88.b.5; Pg. 48, EX 1
Hydrogen fueling station	State Law SB 1291	Add hydrogen fueling stations as a permitted land use in commercial zones.	Article V (Commercial Zones), Sec. 36.18.05; Pg. 25, EX 1

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UPDATES PER STATE LAWS (CONTINUED)			
Hydrogen fueling station	State Law SB 1291	Add hydrogen fueling station as a permitted land use in industrial zones.	Article VI (Industrial Zones), Sec. 36.20.05; Pg. 37, EX 1
	Recommendation by Staff	Add objective standards for hydrogen fueling station design to comply with City noise standards, maintain circulation, and avoid tree removals.	Article IX (Standards for Specific Land Uses), Sec. 36.30.120 to Sec. 26.30.125; Pg. 49, EX 1
	State Law SB 1291	Add definition of hydrogen fueling station.	Article XVII (Definitions), Sec. 36.60.19; Pg. 50, EX 1
Noticing of public hearings	Consistency with State Law; Gov. Code Section 65091	Add minimum noticing requirements per State Law. Previously deleted from Zoning Code. This does not impact City's current noticing requirements or practices.	Article XVI (Zoning Ordinance Administration), Sec. 36.56.20.c; Pgs. 78-79, EX 1
Maximum residential density	State Law SB 330	Remove reference that maximum residential density may not be permitted on a site due to neighborhood compatibility.	Article XVI (Zoning Ordinance Administration), Sec. 36.44.50; Pg. 64, EX 1
Family Child Day-Care	State Law SB 234	Update large family child day-care to be a permitted use in all residential zoning districts. This was mistakenly overwritten in a past Ordinance Update.	Article IV (Residential Zones), Sec. 36.10.05; Pg. 9, EX 1
	State Law SB 234	Add large family and small family child day-care as permitted land uses in the CRA zoning district. This was mistakenly overwritten in a past Ordinance Update.	Article V (Commercial Zones), Sec. 36.18.05; Pgs. 21, EX 1

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ACCESSORY DWELLING UNITS (ADU) UPDATES			
Maximum number of ADUs	Consistent with State Law	Replace table of the maximum number of ADUs allowed with language from State law, based on HCD comments.	Article IV (Residential Zones), Sec. 36.12.80; Pgs. 13-14, EX 1
Height limits of single-family ADUs.	State Law SB 897	Revise the single-family ADUs height limits to allow 2-story ADUs.	Article IV (Residential Zones), Sec. 36.12.85; Pgs. 14-15, EX 1
Height and floor area for multifamily residential ADUs	State Law SB 897	Revise the multi-family residential ADU standards to add a 1,200 square foot maximum gross floor area size and modify height limits.	Article IV (Residential Zones), Sec. 36.12.90; Pg. 16, EX 1
JADU building entrances	State Law SB 897	Clarify that an internal connection into from the JADU into the single-family home is required if no bathroom is in JADU.	Article IV (Residential Zones), Sec. 36.12.95; Pg. 17, EX 1
Single-family ADU entrances	State Law 897; California Residential Building Code	Clarify internal access is allowed between ADU and primary home, in addition to separate entrance. And, clarify a hinged entry door is required per building code.	Article IV (Residential Zones), Sec. 36.12.85; Pg. 15, EX 1
Exception for ADU front yard setback and height	State Law AB 345	Add exceptions to ADU development standards for the required front building setback and modify the reference to height limits.	Article IV (Residential Zones), Sec. 36.12.100.b.1 and b.3; Pg. 18, EX 1
Separate sale of ADU	State Law AB 345	Add that separate sale (land conveyance) of an ADU is allowed under certain circumstances (e.g. nonprofit organization).	Article IV (Residential Zones), Sec. 36.12.105; Pg. 18, EX 1
Correction of nonconforming site conditions	State Law SB 897	Add City cannot require correction of nonconforming conditions or violations on a property with a proposed ADU, unless it impedes ADU construction.	Article IV (Residential Zones), Sec. 36.12.110; Pg. 19, EX 1

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ACCESSORY DWELLING UNITS (ADU) UPDATES (CONTINUED)			
800 square foot single-family ADU floor area exemption	Implementation recommendation by staff	Add a floor area exemption up to a maximum 800 square feet for a single-family ADU.	Article IV (Residential Zones), Sec. 36.12.100.b.5; Pg. 18, EX 1
Second-story balcony for attached single-family ADUs	Implementation recommendation by staff	Allow second-story balconies/decks on ADU attached to single-family home that complies with second-floor balcony standards allowed for home; otherwise balconies are prohibited.	Article IV (Residential Zones), Sec. 36.12.85; Pg. 15, EX 1
Covered entrance of ADUs	Implementation recommendation by staff	Allow a 15 square foot covered, unenclosed front porch on ADUs for weather protection, which doesn't count toward floor area.	Article IV (Residential Zones), Sec. 36.12.85; Pg. 15, EX 1
Development standards for multifamily residential ADUs	Implementation recommendation by staff	Clarify that the underlying zoning district development standards apply for multifamily residential ADUs.	Article IV (Residential Zones), Sec. 36.12.90; Pg. 15, EX 1
Permit review process	Relocate; recommendation by staff	Eliminate the permit review process for ADUs from Zoning Code and relocate to City Building Code (Ch. 8) as it relates to building permit review.	Article IV (Residential Zones), Sec. 36.12.75; Pgs. 12-13, EX 1
Various development standards of single-family ADUs	Implementation recommendations by Staff	Add clarifications to single-family ADUs development standards for: stairs, decks, roof deck prohibition, and accessory structures.	Article IV (Residential Zones), Sec. 36.12.85; Pgs. 15, EX 1
Clarify single-family ADU/JADU gross floor area	Clarification of regulations; recommendation by staff	Revise single-family ADUs and JADUs to remove the word "habitable" to the allowable floor area as not in State law. And, add the 50% size limit for single family ADU based on state law requirements.	Article IV (Residential Zones), Sec. 36.12.85 (Pg. 14, EX 1) and Sec. 36.12.95; Pg. 16, EX 1
Roof eave encroachments for ADUs	Implementation experience; recommendation by staff	Allow up to a 2' roof eave encroachment into required setbacks for ADUs to allow consistency with home design.	Article IV (Residential Zones),

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			Sec. 36.12.100.b.4; Pg. 18, EX 1
Remove fire sprinkler requirements	Relocate; recommendation by staff	Eliminate the fire sprinklers reference and relocate to City Building Code (Ch. 8) as it relates to fire sprinkler regulations.	Article IV (Residential Zones), Sec. 36.12.115; Pgs. 19, EX 1
2023-2031 HOUSING ELEMENT IMPLEMENTATION UPDATES			
Low barrier navigation center	Housing Element Program 1.1.a; State Law AB 101	Add low barrier navigation center as a permitted use in all commercial zones where multifamily residential uses are allowed (CN, CS, and CRA Districts).	Article V (Commercial Zones), Sec. 36.18.05; Pg. 22, EX 1
	Recommendation by Staff	Add low barrier navigation center as a conditionally permitted use in CO (Commercial Office) zone to match emergency shelters. This is beyond the minimum requirements of State Law.	Article V (Commercial Zones), Sec. 36.18.05; Pg. 22, EX 1
	Recommendation by Staff	Add low barrier navigation center as a conditionally permitted use in ML (Limited Industrial) zone and permitted in MM (General Industrial) zone to match emergency shelters. This is beyond the minimum requirements of State Law.	Article VI (Industrial Zones), Sec. 36.20.05; Pg. 38, EX 1
	Recommendation by Staff	Add low barrier navigation center as a conditionally permitted use in the PF (Public Facility) zone.	Article VIII (Other Zones and Overlay Zones), Sec. 36.24.55; Pg. 44, EX 1
	Housing Element Program 1.1.a; State Law AB 101	Add low barrier navigation centers operational standards per State law.	Article IX (Standards for Specific Land Uses), Sec. 36.28.60 to Sec. 36.28.70; Pgs. 44-46, EX 1

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2023-2031 HOUSING ELEMENT IMPLEMENTATION UPDATES (CONTINUED)			
Low barrier navigation center	Housing Element Program 1.1.a; State Law AB 101	Add a definition of low barrier navigation center.	Article XVII (Definitions), Sec. 36.60.27; Pg. 85, EX 1
Employee Housing	Housing Element Program 1.1.b; Gov. Code Section 17000-17062.5	Add employee housing as a permitted use in all residential zoning districts and add a footnote regarding permit process	Article IV (Residential Zones), Sec. 36.10.05; Pgs. 8-9, EX 1
	Housing Element Program 1.1.b; Gov. Code Section 17000-17062.5	Add employee housing as a permitted use in A (Agricultural) zone.	Article VIII (Other Zones and Overlay Zones), Sec. 36.24.10; Pg. 43, EX 1
	Housing Element Program 1.1.b; Gov. Code Section 17000-17062.5	Add a definition for employee housing.	Article XVII (Definitions), Sec. 36.60.13; Pg. 82, EX 1
Mobile Home Parks	Housing Element Program 1.1.c; Gov. Code Section 65852.7	Allow a mobile home park in all residential zoning districts with a Mobile Home Park Permit (MHPP).	Article IV (Residential Zones), Sec. 36.10.05; Pg. 8, EX 1
	Housing Element Program 1.1.c; Gov. Code Section 65852.7	Add mobile home park permits in the CRA zoning district, where residential land uses are allowed.	Article V (Commercial Zones), Sec. 36.18.05; Pg. 22, EX 1
	Housing Element Program 1.1.c; Gov. Code Section 65852.7	Modify the mobile home park permit purpose and applicability to reference other zoning districts in which an MHPP may be allowed. And update incorrect abbreviations.	Article XVI (Zoning Ordinance Administration), Sec. 36.48.40 to Sec. 36.48.50; Pgs. 72-73, EX 1

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2023-2031 HOUSING ELEMENT IMPLEMENTATION UPDATES (CONTINUED)			
Residential Care Home	Housing Element Program 1.1.d	Combine residential care home 7+ clients and 0-6 clients into one residential care home category and list as a permitted use in all residential zoning districts. Also added a footnote to clarify permitting process consistent with State law.	Article IV (Residential Zones), Sec. 36.10.05; Pgs. 8, EX 1
	Housing Element Program 1.1.d	Add a definition for residential care homes.	Article XVII (Definitions), Sec. 36.60.39; Pg. 90-91, EX 1
Reasonable Accommodation	Housing Element Program 1.1.e and 2.3	Eliminate two of the findings and simplify one of the findings required to approve a reasonable accommodation planning permit.	Article III (General Regulations), Sec. 36.08.65; Pgs. 4-5, EX 1
Parking for affordable housing development	Housing Element Program 1.2	Add no minimum parking requirement for affordable housing to parking standards table.	Article X (Parking and Loading), Sec. 36.32.50.c; Pg. 53, EX 1
	Recommendation by staff	Add a minimum bicycle parking requirement to the parking standards table.	Article X (Parking and Loading), Sec. 36.32.50.c; Pg. 53, EX 1
CLARIFICATIONS TO ZONING PROCEDURES AND REGULATIONS			
Design review (Development Review Committee)	Clarification of procedures; recommendation by Staff	<p>Update all references to DRC to accurately reflect and preserve the current design review process; DRC's consulting capacity to the Zoning Administrator and planning staff.</p> <p>These amendments do not alter the current DRC process, DRC public meetings nor change any opportunities for public participation in design review.</p>	Article XVI (Zoning Ordinance Administration), Sec. 36.44.15, Sec. 36.44.20, Sec. 36.44.35, Sec. 36.44.65, Sec. 36.46.55, Sec. 36.46.90, Sec. 36.48.20, Sec. 36.48.55, Sec.36.50.50, Sec.36.54.85; Pgs. 61-63, 65-69, 71, 73, 74, and 77, EX 1

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CLARIFICATIONS TO ZONING PROCEDURES AND REGULATIONS (CONTINUED)			
Permit extensions	Clarification of procedures; Recommendation by Staff	Clarify that planning permit extensions can be granted a maximum of 1x for 2 years or 2x for 1 year each, for a maximum of 2 years. Also clarify that any modifications to conditions are related to city requirements or procedures.	Article XVI (Zoning Ordinance Administration), Sec. 36.56.65; Pg. 81, EX 1
Number of applications under review	Clarification of procedures; Recommendation by Staff	Limit to one planning application to be submitted for review at the same project site at any one time. Allow simultaneous review of planning applications at an existing building (e.g. a use permit and a façade improvement)	Article XVI (Zoning Ordinance Administration), Sec. 36.56.12; Pg. 78, EX 1
Additional public hearing notice radius	Council interest	Expand public hearing noticing radius for project sites adjacent to city-owned parks and facilities to be measured from the combination of the project site and city-owned parcel.	Article XVI (Zoning Ordinance Administration), Sec. 36.56.25.b; Pg. 78-79, EX 1
Informal application	Clarification of procedure; recommendation by Staff	Update to include the purpose and procedure for an informal planning permit application.	Article XVI (Zoning Ordinance Administration), Sec. 36.44.40; Pgs. 64, EX 1
Notification of permit decision	Clarification of procedure; recommendation by Staff	Clarify that final permit decision can be delivered by email communication, in addition to mailed hardcopies.	Article XVI (Zoning Ordinance Administration), Sec 36.46.60, Sec.36.46.95, Sec. 36.48.25, Sec.36.48.60, Sec.36.50.55, Sec. 36.56.35, Sec. 36.56.40, Sec. 36.56.50, Sec. 36.56.60; Pgs. 69-71, 73, 75, and 80, EX 1

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CLARIFICATIONS TO ZONING PROCEDURES AND REGULATIONS (CONTINUED)			
Closure of inactive permits	Clarification of regulations; Recommendation by Staff	Convert the existing time limit of 3 months to 90 days to be consistent with references in the code.	Article XVI (Zoning Ordinance Administration), Sec. 36.56.75; Pg. 81, EX 1
Review authority	Clarification of regulations; Recommendation by Staff	Modify the review authority table to incorporate the review body for lot line adjustments, state-mandated ministerial approvals; relocate permit extension and subdivision map extensions; and remove DRC as a recommending body.	Article XVI (Zoning Ordinance Administration), Sec. 36.44.10; Pgs. 60-61, EX 1
Roof Screens	Clarification of regulation; Recommendation by Staff	Revise height exception for parapet walls by relocating to subsection (e), combining with roof screens.	Article III (General Regulations), Sec. 36.08.30; Pgs. 3-4, EX 1
	Clarification of regulation; Recommendation by Staff	Clarify that roof screens must screen equipment on all sides and be equal or greater in height to rooftop equipment in all commercial and industrial zones.	Article V (Commercial Zones), Sec. 36.18.30; Pg. 26, EX 1 Article VI (Industrial Zones), Sec. 36.20.25; Pg. 39, EX 1
	Clarification of procedure; Recommendation by Staff	Clarify roof screens can be approved administratively by staff without a planning permit.	Article XVI (Zoning Ordinance Administration), Sec. 36.44.60 to 36.44.65; Pgs. 65-66, EX 1
General development standards for commercial zones	Improve formatting; Clarifications of regulations; Recommendation by Staff	Modify the general development standards to include additional provision of screening ground-level equipment and clarify existing standards.	Article V (Commercial Zones), Sec. 36.18.30; Pgs. 26, EX 1

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CLARIFICATIONS TO ZONING PROCEDURES AND REGULATIONS (CONTINUED)			
General development standards for industrial zones	Improve formatting; Clarification of Regulations; Recommendation by Staff	Add a new section to include general development standards for the industrial zones, same as commercial zones, to include: facility upgrading, storage, rooftop equipment, ground-level equipment, trash enclosures, fences/walls, late-night activities, and permit requirements.	Article VI (Industrial Zones) Sec. 36.20.25; Pgs. 38-40, EX 1
	Improve formatting; Recommendation by Staff	Remove in the ML and MM industrial zones that are repetitive to rooftop equipment, trash enclosures, and fences and walls. These were centralized into the new general development standards section.	Article VI (Industrial Zones) Sec. 36.20.30, Sec. 36.20.40; Pgs. 41-43, EX 1
Studio Use	Clarification of regulations; Recommendation by Staff	Add a definition for studio use.	Article XVII (Definitions), Sec. 36.60.41; Pg. 95, EX 1
Moving Buildings	Relocation and clarification of procedure; Recommendation by Staff	Relocate a portion of the Moving Buildings permit procedure from Chapter 8 (Buildings) to Chapter 36, as it relates to zoning permits.	Article III (General Regulations), Sec. 36.08.70; Sec. 36.08.75; Sec. 36.08.80; Sec. 36.08.85; Sec. 36.08.90; Sec. 36.08.95; Pgs. 5-7, EX 1
R1 Single-Family Front Yard Setback	Clarification of regulation; Recommendation by Staff	Clarify that an additional 5' front setback is required for a second floor over an attached garage of a single-family home.	Article IV (Residential Zones), Sec. 36.10.25; Pg. 11, EX 1
Bicycle parking	Clarification of regulation; Recommendation by Staff	Update an incorrect reference to Class I bike parking facilities in the bike parking standards.	Article X (Parking and Loading) Section 36.32.85; Pg. 57, EX 1
Rowhouse guest parking	Clarification of regulation; Recommendation by Staff	Relocate guest parking requirement for rowhouse developments as this was incorrectly located in townhouse developments.	Article X (Parking and Loading), Sec. 36.32.50; Pgs. 54, EX 1