

R3 Zoning District Update Project Chronology

October 29, 2019 – City Council Meeting

Options for responding to displacement study session

November 12, 2019 - City Council Meeting

- Approve project scope of work
- Approve Opticos Design, Inc. contract

September 22, 2020 – City Council Meeting

Displacement Response Strategy update

October 13, 2020 - City Council Meeting

Present key initial findings and receive Council direction on next steps. Council comments included the following (note that comments do not necessarily represent majority):

- Existing R3 standards do not meet community goals and many R3 projects exhibit a lot of “sameness”;
- R3 standards should focus on form and neighborhood fit and less on floor area ratio (FAR) and density limits;
- Need to look at mitigating parking impacts from new R3 development;
- Look at new tree canopy standards; also, preserve existing tree canopies in R3 neighborhoods;
- Public space is lacking with newer R3 development; focus on providing a more pleasant public/pedestrian experience;
- Adding more units in R3 is important;
- Larger units for families are lacking in R3; consider encouraging or requiring a minimum threshold for the amount of larger units in new development;
- Address usable, common open space that is public, efficient, and usable by residents;
- Consider maximizing density and incentivizing new development; new rowhouse development reduces opportunities for new stacked flat/higher-density development;

- Quality of life in R3 is very important; consider any additional infrastructure that is needed;
- R3 project is needed to meet the City's Regional Housing Needs Assessment (RHNA) allocation;
- New R3 standards should increase densities;
- Consider prioritizing R3 "subareas" that require seismic retrofits;
- Focus on "the look and feel" and character of buildings and making great neighborhoods;
- Do not incentivize "look-alike" buildings; address architectural variety and interest;
- Consider R3 changes that increase densities near transit; focus on proximity to services, bikeways, etc.
- Concern over potential large increase of new units and impact to community and infrastructure, including potential school impacts; and
- Strategies are needed for new R3 development that displaces residents.

October 26, 2020 - Community Meeting #1 – Attendance: Approx. 110

Key topics discussed:

- Feasibility and standards
- Areas to prioritize for change
- Density; Adjacency; Parking; Public Realm/Open Space; Frontage; Building Scale; Architectural Style

November 16, 2020 - Community Meeting #2 – Attendance: Approx. 130

Key topics discussed:

- Physical Character and Degree of Change
- Transitions
- Building Sizes

[March 17, 2021 – Environmental Planning Commission Meeting](#)

[April 13, 2021 - City Council Meeting](#)

Provide direction on Draft standards, materials and concepts. City Council comments included the following (note that comments do not necessarily represent majority):

- Resolve displacement issue first
- More outreach needed

- General support for zones
 - Some CC members (2) concerned about R3 impact/influence on General Plan
 - Concern over R3-D
 - Concern over some geographic areas/equity
 - Concern over R3/R4 issues
- Concern about walkability/streetscape/landscaping
- Support for diversity of housing types
- Most okay with approach for addressing overlay zones, but bring back options
- Need to address issues of amenities (parks, retail, etc)

Summer 2022 – Neighborhood Workshops

Key topics discussed:

- Compare various growth approaches
- Transitions
- Pedestrian connections and streetscapes
- Small commercial uses

[April 11, 2023 – City Council Meeting](#)

Housing Element Adoption

[October 10, 2023 – City Council Meeting](#)

Displacement Response Strategy – local replacement requirements

December 11, 2023 – Tenants’ Workshop

Key topics discussed:

- Challenges and opportunities
- Where to increase density
- Where to allow commercial

[March 13, 2024 – Environmental Planning Commission Meeting](#)

[April 9, 2024 – City Council Meeting](#)

The City Council approved the following goals:

1. Create opportunities for diverse unit types, including middle-income ownership and stacked flats;
2. Produce better design that reflects the community's vision through objective form-based standards including pedestrian-friendly neighborhoods, respectful transitions, and increased tree canopy and landscaping;
3. Create opportunities for neighborhood-serving uses;
4. Update the R3 Zoning District to be consistent with state law and the General Plan while addressing Housing Element programs and improving development review;
5. Use density change in targeted areas to achieve desired goals, implementing changes to large-parcel areas rather than small, and increasing the supply of housing;
6. Consider a series of incentives for developers that are more attractive than the density bonus; and
7. Encourage parcel aggregation.

The City Council directed staff to carry out the project in a single combined phase, rather than focusing on parts of the project in a first phase and other parts in a second phase.

The City Council supported a framework of density subdistricts presented in the staff report.

The City Council endorsed the following criteria for locating higher densities:

1. Existing General Plan and zoning designations: Target growth to most dense areas.
2. Access to public transit.
3. Sites adjacent to commercial areas and employment areas.
4. Along major corridors.
5. Density transitions near single-family neighborhoods.
6. Individual OR prevailing parcel size.
7. Realistic density increases: Areas where parcel pattern and existing uses do not constrain envisioned development.
8. Support the creation of parks and open space.

February 3, 2025 - Change Areas Presentation and Q&A

Discussed draft Change Areas

[February 19, 2025 – Environmental Planning Commission Meeting](#)

[March 25, 2025 - City Council Meeting](#)

The EPC and City Council were presented with 14 change areas consistent with the project goals and criteria for locating higher densities. The City Council's direction included:

1. Increase densities in all 14 change areas, plus adjacent condominiums, rowhouse sites and other small parcels.
2. Increase densities to up to 75 to 110 units per acre for the following areas.
 - Continental/Dale
 - Del Medio (South)
 - Central Park Apartments (southern portion near Central Expressway)
 - Evelyn/Calderon (eastern portion near State Route 85)
3. Increase densities to up to 50 to 75 units per acre for the following areas.
 - Del Medio (North)
 - Middlefield/Independence Paulson Park Apartments and Laurel Senior Apartments
 - California/Ortega
 - California/Latham/Rengstorff
 - Shoreline/Montecito
 - San Veron Park Apartments
 - Chateau Apartments
 - Central Park Apartments (northern portion)
 - Evelyn/Calderon (western portion)
 - Solano Apartments
 - Condominiums adjacent to California/Latham/Rengstorff (on South Rengstorff Avenue and Mount Vernon Court), Chateau Apartments (south of apartments), Solano Apartments (east of apartments)
 - Rowhouses/townhouses and other small sites adjacent to Del Medio (north), Middlefield/Independence, Paulson Park Apartments and Laurel Senior Apartments, California/Ortega, California/Latham/Rengstorff, Central Park Apartments, Evelyn/Calderon
4. Pursuant to Housing Element Program 1.3, utilize the following criteria to rezone R2 sites to R3-A:
 - Sites within the areas south of El Camino Real and in the vicinity of downtown;
 - Sites that do not border on the rear or side yards of R1 (Single-Family Residential) properties; and
 - R2-zoned sites in an area bounded by Central Expressway, Shoreline Boulevard, Central Avenue, and Stevens Creek.

[June 24, 2025 – City Council Meeting](#)

The City Council modified their March 25, 2025, direction to instead increase densities to up to 75 to 110 units per acre for the following areas:

- California/Ortega
- California/Latham/Rengstorff

July 23, 2025 – Environmental Impact Report Scoping Meeting

Discussed the CEQA process and request for comments regarding scope of EIR