

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; 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 incentive "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

November 16, 2020 - Community Meeting #2

[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 ok with approach for addressing overlay zones, but bring back options
- Need to address issues of amenities (parks, retail, etc)

Summer 2022 – Neighborhood Workshops

[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](#)

[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