

Public Hearing Item

General Plan & Zoning Code Amendments GP 24-0003, TA 24-0003

City Council
October 7, 2025

Purpose of Amendments

- Required as part of the approved General Plan Housing Element and comply with State Law
- Implementation of Housing Programs

Background

- Presented at Council in February and continued
- Staff spoke & confirmed with HCD:
 - adding additional sites to the inventory list not enough to offset or remove development constraints
 - the height increases are not required
 - can't reduce current height

Proposed Land Use Element Amendments

- **High Density Residential** designation allowed density (from 22 to 33 units per acre)
- **Old Town Commercial** designation (increase allowed residential floor area from 50% to 75%)
- **Mixed Use** designation
 - Increase residential Floor Area Ratio for Mixed Use projects (from 1.0 to 1.5); and
 - Increase total allowable residential floor area from 25-50% to 75%

Proposed Zoning Code Amendments

- **OTC & MU zone** keep building height at 45 feet (remove number of stories limitation), and floor area/FAR increases. UPDATE – Height increase not required after discussions with HCD.
- **R-2 zone:** Increase lot coverage from 50% to 60%
- **R-3 zone:** Increase lot coverage from 60% to 70% and height keep height at 35 feet (three stories). UPDATE – Height increase not required after discussions with HCD.

Proposed Code Amendments –Con't

- **Single Room Occupancy** – proposed to be permitted in CC, CB, OTC, PCD, MU, & HSO zones.
- **Single Family Residential** - proposed to not be allowed in the MU zone.
- **Permit Streamlining** for residential care homes, large family day care homes, and single room occupancy, in residential and commercial zones.

Proposed Code Amendments –Con't

- **Updated definition** for Emergency Shelters, and permit it in MU zone.
- **More flexible parking** requirements for Emergency Shelters and Residential Care Homes.
- **Revision to Pedestrian Access (in H Street Overlay)** - remove redundancy with other code requirements.

Environmental Review

An Addendum to the General Plan Final EIR was completed and determined that the proposed amendments would not create new or more severe environmental impacts beyond those disclosed in the FEIR.

Staff Recommendation

- Approve the General Plan and Zoning Code Amendments in accordance with Resolution and Ordinances; or
- Provide Other Direction