



PLANNING COMMISSION

Meeting of October 14, 2025



ROUND 1

ZONING CODE CHANGES FOR HOUSING ELEMENT IMPLEMENTATION





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BACKGROUND

- The Zoning Code is the primary tool used to implement the City's General Plan.
- The Housing Element of the General Plan was adopted in January 2023, and it includes 26 programs to be implemented.
- The changes to be made during this first round are required to align the City's existing Code with changes in State law (AB 2162, SB 48, AB 139) and with HCD priorities to remove constraints and facilitate new housing.
- Remaining in compliance is important; if the City falls out of compliance with its Housing Element, it could lose funding and local land use control.
- Each proposed change has both a 2024 due date within the Housing Element and was prioritized by HCD in their letter certifying the City's Housing Element.

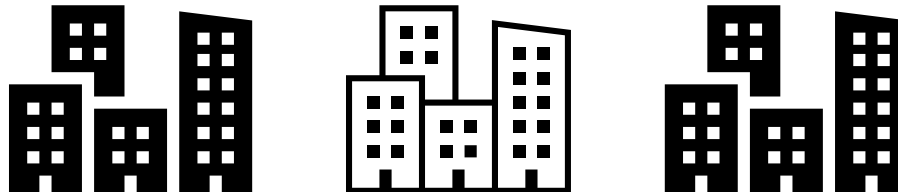


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PROJECT DESCRIPTION

The First Round of Code Changes to Implement the Housing Element will address 8 of the Housing Element's Programs and subprograms, making changes to the Zoning Code as outlined in the next slides





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1) Housing Element Program D-2.2 Zoning Code Updates:

a) Permanent Supportive Housing and Low Barrier Navigation Centers:

The Zoning Code and Use Table will be amended to allow permanent supportive housing and low barrier navigation centers by right in zones where multifamily and mixed uses are permitted, in compliance with Government Codes 65660 and 65651 as amended by AB 2162 and SB 48.

b) Large Community Care Facilities:

The Use Table in the Zoning Code will be amended to allow large residential community care homes for 7 or more individuals, consistent with State law and subject to objective criteria, in all residential zones.

c) Multifamily Housing:

The Development Standards Table in the Zoning Code will be changed to replace the existing 2-story height limit with an objective 35' height limit for multifamily housing in the R6 and R7 zones.



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1) Housing Element Program D-2.2 Zoning Code Updates:

d) Accessory Dwelling Units:

The ADU Ordinance will be updated to comply with recent changes to state law, and the Use Table will be amended to allow JADUs in the R7 Zone. Additionally, provisions to allow separate sale of ADUs as condos will be recommended.

e) Emergency Shelter Parking:

The Parking Table in the Zoning Code will be amended to align the parking requirements for emergency shelters with the requirements of Government Code 65583(a)(4)(A) as amended by AB 139.

f) Design Review Findings:

The Zoning Code will be amended to revise the design review findings (17.450.030) to remove constraints and provide consistency with the recently-adopted Objective Design Standards.



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2) Program B-1.2 (b) Reasonable Accommodations:

a) Reasonable Accommodations:

To comply with state law and HCD findings, the City will remove the application fee for reasonable accommodations and will update the zoning code to remove Reasonable Accommodations Finding 7 (Potential impact on surrounding uses).

3) Program A-3.4 Workforce Housing Overlay Zone:

a) Workforce Housing Overlay Zone:

The City will adopt a Workforce Housing Overlay Zone to better integrate housing into areas near jobs and transit. This “Round 1” effort will adopt the WH Overlay Zone into the Code, but will not place it on any parcels (rezone) at this time.



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NEXT STEPS

Round 1 of the Zoning Code changes to implement the Housing Element will be followed by additional rounds of more complex changes and implementation measures. We are requesting input on all potential changes needed to facilitate and support housing development.

TENTATIVE DATES

- Public Hearing for adoption at Planning Commission: December 9, 2025
- Public Hearing for adoption at City Council: January 6, 2026

