



PLANNING DIVISION

Memorandum

Date: May 24, 2006

To: PLANNING AND TRANSPORTATION COMMISSION

From: Julie Caporgno, Advance Planning Manager

Subject: Supplemental Information regarding Comprehensive Plan Amendment Work Plan

The Planning and Transportation received the Comprehensive Plan Amendment Work Plan staff report in its packet for April 19th when the item was originally scheduled for PTC discussion. To supplement the information in the staff report, staff has also prepared the attached schedule for completion of the Zoning Ordinance Update that was discussed in the staff report. This schedule reflects a focused work effort and an accelerated timeline. Completion of the ZOU is critical for undertaking the Comp Plan amendment since staff working on the ZOU will transition after its completion into the Comp Plan amendment work team. This revised ZOU schedule is in response to the Council's direction that staff identify current work items that will be affected in order to complete the Comp Plan amendment.

Staff also is clarifying that the work program for the amendment includes a review of all programs in the Comp Plan (excluding the Housing Element programs) for current relevance and clarity. Completed programs will be deleted and modified programs will be revised.

Attachment

ZOU Work Program Revisions

A. Substantive Revisions

1. Village Residential
 - Develop R-1 Cottage Cluster Preservation/Conservation provisions as overlay
 - Coordinate RM Village Residential with multi-family zoning changes
2. Performance Standards (commercial, industrial, multifamily)
 - Modernize criteria for compatibility with residential uses – include noise, lighting, hazardous materials, hours of operation, trash disposal, equipment location, site access, visual, landscape, creek protection – mostly cleanup but will likely be public interest in a few areas
3. Mixed Use
 - Delete RM requirements for mixed use, and instead apply setbacks/daylight plane for commercial, except adjacent to low-density (R-1, R-2, RMD) zones
4. Commercial
 - No substantive changes (except to incorporate mixed use changes above and be sure setback along El Camino is reduced)
5. Parking Standards
 - Limit multiple reductions/establish maximum cumulative % reduction
 - Simplify guest parking requirements – per total spaces v. per unit, differentiate “secured” v. “unsecured” parking
 - Allow mixed use parking reduction with less than 30 spaces (to 10-15 spaces)
6. Multiple Family
 - Delete daylight plane next to MF and non-residential; require only where building is adjacent to existing low-density (R-1, R-2, RMD) zones
 - Note: Does not include provision(s) to prohibit reduction in # of existing units on a site (Policy H-29) – to be developed as a policy and/or limit single-family or two-family residential in RM zone, except on substandard lots.
7. General Development Standards/Special Uses
 - Wireless communications facilities, including wi-fi installations

B. Cleanup/Clarification

1. Mixed Use

- Allow open space above-grade such as podium courtyards and roof decks to be counted towards required usable open space
- Require usable open space as an area per unit rather than a percentage of site area

2. Commercial

- Clarify Downtown FAR re: basements and 5-foot rule
- Clarify TDR requirements
- Provide criteria for “assisted living” – density, parking, etc.
- Remove maps from CD chapter

3. Parking Standards

- Allow tandem parking in multi-family
- Address new uses, e.g., assisted living
- Update bicycle parking rates
- Residential garage size at least 10’ x 20’
- Landscaping/stormwater/shade criteria for parking lots
- Define when nonconforming parking triggers upgrade

4. Multiple Family

- Consistent density limit (units/acre) for all lot sizes rather than a sliding scale
- Clarify in all zones (and GFA definitions) whether at-grade enclosed parking is counted in the allowed FAR
- RM re: duplex: use R-2 development standards
- Provide criteria for “assisted living” – density, parking, etc.

5. Planned Community

- Revise for “minor” changes in use, such as for CUPs

6. Overlay/Combining/Special Purpose Districts

- Revise (H) combining district to provide incentive for hotels

7. General Development Standards/Special Uses

- Creek setbacks/NPDES/C.3/Water Collaborative
- Update BMR section to reflect H-38 (would not address SB1818 or other BMR issues)
- Delete alcohol permit requirements/limitations per block

8. Nonconforming Uses/Noncomplying Structures
 - Clean up and use the same adjective/terminology
 - Include 50% rule re: demolitions
9. Glossary/Definitions
 - Revise/add some commercial uses, assisted living, etc.
10. Administration
 - Add ARB conditions for enforcement
11. Other
 - Height Exceptions in 18.88 – clarify and modernize re: wireless, commercial use, etc.
 - Remove reference to “Setback Map Sec. 20.08” or refer to zoning map

C. What is not included in ZOU Work Program

1. University Avenue PTOD
2. “New” Cottage Cluster
3. Revised Parking Rates
4. Revisions to Nonconforming/Noncomplying Provisions
5. Form-Based Code Steps 1-4 (Process and Considerations)
6. Second Unit Amnesty
7. Prohibition of reduction in # of existing units on a site (Policy H-29)

ZOU Work Program Schedule

<u>Month</u>	<u>Grouping of Topics for P&TC Review</u>
June/July 2006	<i>Commercial Zones/Mixed Use/Performance Standards (Study Session)</i>
July/August 2006	<i>Multi-Family Districts/Cottage Cluster/Village Residential (Study Session)</i> Commercial Zones/Mixed Use/Performance Standards (Ordinance)
September/October 2006	<i>Parking/General Development Standards/Special Uses (Study Session)</i> Multi-Family Districts/Cottage Cluster/Village Residential (Ordinance)
November/December 2006	<i>PC/Overlay/Combining/Special Purpose Districts (Study Session)</i> Parking/General Development Standards/Special Uses (Ordinance)
January/February 2007	PC/Overlay/Combining/Special Purpose Districts (Ordinance) Nonconforming/Definitions/Administration/Miscellaneous (Ordinance)