

Zoning Ordinance Text Amendments

**City Council Work Session
January 4, 2016**

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Overview

- Zoning Ordinance approved in 1990 and extensively updated between 2008 and 2011
- Updates in November 2013 focused primarily on changes to meet new vision, goals, and policies set forth in 2012 General Plan
- Two minor text amendments since November 2013

Summary

- Revisions strengthen some existing design requirements and allow greater flexibility for development in certain areas
- Many changes clean up errors and provide consistency with General Plan 2030 text
- Streamline City's review processes

- Require pre-application for all projects
- Increase notification radius and shift mailing responsibilities
- Add new residential zoning designation (R1-7) to allow for a midsize urban residential product
- Minimum lot depth in R1-8 increased; lot coverage increased in R1-6 through R1-8
- Allow single-family residential product in MH District
- Adult daycare and assisted living no longer require CUP

- Allow wireless facilities on existing vertical elements in the public right-of-way
- Allow phased infrastructure as part of PAD
- Remove acreage requirements for freeway pylon signs
- Parking minimums determined based on 90% of gross floor area
- Refine parking standards and design and remove parking maximums except for larger uses

- Allow submittal of CSP later in process
- Allow administrative approval of up to 25% deviation from sign standards
- Changes re: Reed v. Gilbert
- Allow trees in ROW to count toward tree requirements
- Revise design standards for retention basins to allow greater flexibility in design and avoid “bathtub” designs
- Additional design standards for landscaping and walls to enhance the aesthetic appeal of the City

- Presented to Planning Commission October 15 and December 17, 2015
- Concerns heard include:
 - Fee increases to cover cost of handling mailings
 - Add HOAs to notification list
 - Administrative approval of sign deviations
 - Impact of allowing warehouse/distribution uses in Commerce Park
 - Changes to Manufactured Home District
 - Compact parking requirements could be problematic in smaller lots
 - Reduction in drive aisle widths would present significant challenges, i.e., lots that lack defined pedestrian areas

Conclusion

- Respond to market demand and changing industry standards without compromising high quality of development

Strengthen	Add Flexibility
<ul style="list-style-type: none"> • SFR in MH District subject to comprehensive design standards • Increased parking lot landscaping • Parking standards align with industry standards • Increased design requirements for wall design 	<ul style="list-style-type: none"> • Add R1-7 product to bridge gap • Allow wireless facilities on vertical elements in ROW • Allow for some deviation in sign standards on case-by-case basis – streamline process • Allow appropriate infrastructure phasing

- Zoning Ordinance Text Amendments not anticipated to result in adverse effects on community
- Provide overall benefit to the community
- Streamline City review processes
- Update sign standards
- Provide additional clarity and remove redundancies
- Make the ZO more “user-friendly”

Discussion

Application PL-15-0215

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