

# City of Salinas

200 Lincoln Ave., Salinas, CA 93901

[www.cityofsalinas.org](http://www.cityofsalinas.org)



## Meeting Agenda - Final

Wednesday, December 3, 2025

4:00 PM

City Council Rotunda

### Planning Commission

#### *Commissioners:*

*Juan Gutierrez, Mayor's Appointee*

*Jessica Almanza-Larios, District 1 - John Meeks, District 2*

*Lorisa McKelvey Daye, District 3 - Maureen Wruck, District 4*

*Carissa Purnell, District 5 - Marcelino Rocamora Jr, District 6*

*Lisa Brinton, Community Development Director*

*Courtney Grossman, Planning Manager*

*Christopher A. Callihan, City Attorney*

*Community Development Department Office: (831) 758-7206*

**ZOOM WEBINAR PARTICIPATION**

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**PLEDGE OF ALLEGIANCE****ROLL CALL****PUBLIC COMMENT TIME RESTRICTIONS**

*Public comments generally are limited to two minutes per speaker; the Chair may further limit the time for public comments depending on the agenda schedule.*

**GENERAL PUBLIC COMMENTS**

*Receive public communications on items that are not on the agenda and that are in the City of Salinas' subject matter jurisdiction. Comments on Consideration, Public Hearing items, and the Consent Agenda should be held until the items are reached. Public Comment may also be submitted via email at [currplanwebmail@ci.salinass.ca.us](mailto:currplanwebmail@ci.salinass.ca.us) and will be entered into the record.*

**CONSENT****CONSIDERATIONS****ADMINISTRATIVE REPORTS**

**[ID#25-518](#)**

**Study Session on Zoning Code Update Visioning and Required Phase One  
Housing Amendments**

**Recommendation:** Receive a presentation on visioning for the Zoning Code Update and required Phase One Zoning Code amendments related to changes in State housing law and provide direction. No action is required.

**FUTURE AGENDA ITEMS**

**ADJOURNMENT**

*Confirmation of attendance at next meeting prior to adjournment.*

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**Brisa Salcedo / Administrative Aide****AGENDA MATERIAL / ADDENDUM**

*Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings and in accordance with Californian Government Code Section 54954.2 and 54956. City Commission/Board/Committee agenda reports and other writings distributed to the legislative body may be viewed at the Salinas City Clerk's Office, 200 Lincoln Avenue, Salinas, and are posted on the City's website at [www.cityofsalinas.org](http://www.cityofsalinas.org) in accordance with California Government Code section 54597.5. The Commission/Board/Committee may take action that is different than the proposed action reflected on the agenda.*

*Disability-related modification or accommodation, including auxiliary aids or services, may be requested by any person with a disability who requires a modification or accommodation in order to participate in the meeting. Language interpretation may be requested as soon as possible but by no later than 5 p.m. of the last business day prior to the meeting. Requests should be referred to the City Clerk's Office At 200 Lincoln Avenue, Salinas, 758-7381, as soon as possible but by no later than 5 p.m. of the last business day prior to the meeting. Hearing impaired or TTY/TDD text telephone users may contact the city by dialing 711 for the California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.*

**PUBLIC NOTIFICATION**

*This agenda was posted on November 26, 2025 in the Salinas Rotunda and City's website.*

*Meetings are streamed live at <https://salinas.legistar.com/Calendar.aspx> and televised live on Channel 25 on the date of the regularly scheduled meeting and will be broadcast throughout week following the meeting. or the most up-to-date Broadcast Schedule for The Salinas Channel on Comcast 25, please visit or subscribe to our Google Calendar located at <http://tinyurl.com/SalinasChannel25>. All past City Council meetings may also be viewed on the Salinas Channel on YouTube at <http://www.youtube.com/thesalinaschannel>.*



# City of Salinas

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CA 93901  
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## Legislation Text

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**File #:** ID#25-518, **Version:** 1

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### **Study Session on Zoning Code Update Visioning and Required Phase One Housing Amendments**

Receive a presentation on visioning for the Zoning Code Update and required Phase One Zoning Code amendments related to changes in State housing law and provide direction. No action is required.



## **CITY OF SALINAS PLANNING COMMISSION REPORT**

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**DATE:** DECEMBER 3, 2025

**TO:** PLANNING COMMISSION

**FROM:** LISA BRINTON, DIRECTOR  
COURTNEY GROSSMAN, PLANNING MANAGER

**TITLE:** STUDY SESSION ON ZONING CODE UPDATE VISIONING AND  
REQUIRED PHASE ONE HOUSING AMENDMENTS

**RECOMMENDED MOTION:**

Receive a presentation on Zoning Code Update visioning and required Phase One Zoning Code amendments related to changes in State housing law and provide direction. No action is required.

**DISCUSSION:**

*Background*

This item was continued from the November 19, 2025, Planning Commission meeting.

The City is embarking on a comprehensive Zoning Code Update (ZCU), timed to coincide with the completion of, and eventually to implement, the Visión Salinas 2040 General Plan Update. The ZCU is split into three phases to address immediate needs, ensure consistency with the General Plan Update once adopted, while ultimately developing a new code. Phase One will address short-term amendments to the current code to bring it into compliance with State law prior to completion of the General Plan Update and address priority items that do not need to wait for the full overhaul.

Phase Two includes bridge amendments to make the current Zoning Code consistent with the General Plan Update once the latter is adopted. Completion of Phase Two is anticipated by late-2026, but exact timing will depend on adoption of the General Plan Update. Phase Three is the completion of a new and revised Zoning Code. The objective of the Zoning Code update is to develop a code that will be easier to use for the public and staff, visually rich with easily shareable graphics, and streamline development that is consistent with community needs and vision. This also includes fully implementing relevant portions of the General Plan Update. Completion of Phase 3 is anticipated by the end of 2027.

### *Introduction and Visioning*

PlaceWorks, the consultant firm [selected](#) for the ZCU, will give a multi-part presentation to the Planning Commission. The first part of the presentation will include a brief introduction to PlaceWorks, a summary of the ZCU project and recent best practices, and conclude with visioning questions for the Planning Commission to identify priority changes it wants to see in the update.

### *Phase One Amendments and Changes to State Housing Law*

The second part of PlaceWorks' presentation will describe recent changes to State housing law, the role of local housing elements, and will focus on Phase One work to bring the current Zoning Code into compliance with current regulations. The [2023-2032 Housing Element](#) (Housing Element) identified multiple components of the Zoning Code deemed out of compliance that require corrective actions. Attachment 1 compiles the Housing Element programs that require code amendments and highlights actions that will be addressed in Phase One.

### *Next Steps*

In early 2026, staff will return to the Planning Commission to discuss additional non-compliance related priorities to be addressed in Phase One and will launch stakeholder and community engagement. PlaceWorks will continue work to draft text changes to the Zoning Code to bring it into legal compliance.

### ATTACHMENTS:

1. Housing Element Programs Requiring Zoning Code Update
2. PowerPoint Presentation

## Housing Element Programs Requiring Zoning Code Amendments

Zoning Code Update **Phase One Actions Highlighted in Green**

### *Program 4: Accessory Dwelling Units*

The construction of accessory dwelling units (ADUs) will continue to be promoted and facilitated in order to expand the supply of affordable housing stock within city limits. Due to their small size and relative low cost of construction ADUs can enhance affordability for renters and act as a reliable source of income for homeowners. Due to state and local policies (including AB 587, AB 671, AB 68, and SB 13, among others) ADUs are eligible for streamlined approval and permitted through a ministerial process. While the City is following relevant recent state laws on ADUs/JADUs, its own ordinance is out of date and in the revisions process, which is expected to be complete by late 2023/early 2024.

IMPLEMENTATION	
<b>HE Policies:</b>	1.1, 1.3, 1.4
<b>Funding Source:</b>	Salinas Local Housing Trust Fund, PLHA, HAS, and other available funding
<b>Responsibility:</b>	Community Development Department
<b>Quantified Objective:</b>	Increase housing stock and gradually infill existing neighborhoods by encouraging ADU construction through pre-approved plans, active marketing, and financing assistance. Construct an estimate of 552 ADU's in accordance with the 2023-2031 RHNA.
<b>Actions:</b>	<ol style="list-style-type: none"><li>Promote the City's pre-approved ADU plans and provide guidance and educational materials for building ADUs on the City's website, including permitting procedures and construction resources.</li><li>Monitor and pursue state grants and financial incentives in connection with the planning, construction, and operation of affordable ADUs.</li><li>Establish loan program for the financing of new ADUs and provide subsidies for owners willing to provide affordable ADUs.</li><li>Extend existing ordinance amending Chapter 9 of the Salinas Municipal Code (Building) to exempt accessory dwelling units from Development Impact Fees for an additional 5 years.</li></ol>

	<p>e. Complete ADU/JADU ordinance update by May 2024, to incorporate state requirements and any other relevant legislation.</p> <p>f. Monitor program every other year and adopt necessary additional zoning code or other changes within six months of identification of need.</p> <p>g. Conduct annual outreach and education.</p>
<b>Timeframe:</b>	<p>Ordinance update: complete by May 2024.</p> <p>Other actions: on-going</p>

*Program 6: General Plan, Zoning Code, and Approval Process Updates*

With the Visión Salinas 2040 General Plan Update, the City is reimagining its land use plan, switching from traditional land use designations to a place-based system. These draft Place Types would offer greater flexibility and density and place less emphasis on strict use classifications. Their focus on place and form will make it easier to implement Objective Design Standards and other changes to state law intended to reduce approval times for housing projects. Updates to the zoning code and approval processes will also address several other issues identified in Chapters 4 and 5 to comply with recent state laws. These include revising Conditional Use Permit (CUP) requirements to increase certainty in outcomes, streamlining approval processes for eligible affordable and supportive housing projects, and updating emergency shelter requirements.

IMPLEMENTATION	
<b>HE Policies:</b>	1.1, 1.4, 1.5
<b>Funding Source:</b>	General Plan and Zoning Maintenance Fee
<b>Responsible Agency:</b>	Community Development/City Council
<b>Objective:</b>	Complete the General Plan Update and amend Municipal Code to comply with state law and implement Place Type land use designations.
<b>Actions:</b>	<p>a. Adopt the General Plan Update.</p> <p>b. Amend Zoning Code to implement Place Type designations and revised Land Use Element. Establish or modify development standards to facilitate achieving maximum densities, encourage small lot</p>



	<p>consolidation, and remove constraints to housing.</p> <ul style="list-style-type: none"> <li>c. Develop and adopt Objective Design Standards for residential and mixed-use development consistent with the Housing Accountability Act and increase opportunities for ministerial review.</li> <li>d. Expand the Adaptive Reuse Ordinance to Citywide by 2026.</li> <li>e. Amend Municipal Code Chapter 15 Housing to remove subjective findings from Article IV – Reasonable Accommodation for Persons with Disabilities.</li> <li>f. Amend CUP requirements in zoning code to remove subjective required finding (Sec. 37-60.520.(b)) on non-impacts to the surrounding neighborhood/properties for housing projects and mixed use projects that include housing.</li> <li>g. Change the zoning code definition of family (in Sec. 37-10.300) to remove language that may exclude unrelated individuals from living together. Remove phrase “based on personal relationships”.</li> <li>h. Amend zoning code to remove garage and covered parking requirements.</li> <li>i. Amend zoning code to make Employee Housing, Small Project, a Permitted-by-right (P) use in the R-M-3.6 and R-M-2.9 residential zones.</li> <li>j. Amend Emergency Shelter section (Sec. 37-50.305) to meet all requirements pursuant to AB 2339, including eliminating the restrictions on the number of beds, expanding the definition, ensuring proximity to services, bringing parking and distance requirements into compliance with AB 139, making Emergency Shelters, Type A, a permitted use (no discretionary action) in the Mixed-Use District.</li> <li>k. Streamline approval process to comply with AB 2162 (2018) for Supportive Housing (as defined in the California Health and Safety Code Section 50675.14) in zones where multifamily and mixed uses are permitted, treat as use by right, with no minimum parking requirements if the development is located within ½ mile of a public transit stop.</li> <li>l. Establish a written policy to ensure streamlined ministerial review of eligible affordable housing projects as provided by SB 35 (2017) and Government</li> </ul>
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	<p>Code, Section 65913.4.</p> <p>m. Amend zoning code to comply with AB 101 (2019) to allow Low Barrier Navigation Centers (LBNC, as defined in Government Code Section 65660) by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses if it meets specified requirements, including:</p> <ul style="list-style-type: none"> <li>i. Access to permanent housing.</li> <li>ii. Use of a coordinated entry system (Homeless Management Information System).</li> <li>iii. Use of Housing First according to Welfare and Institutions Code section 8255 (Government Code Section 65662).</li> </ul> <p>n. The City will modify or replace the CUP requirements for 7 or more residential care facilities to ensure objective standards to promote approval certainty and permit the uses similar to other residential uses of the same type in the same zone</p>
<b>Timeframe:</b>	Adopt General Plan and complete streamlining of identified processes by end of 2024. Complete rezoning/zoning and municipal code amendments before July 1, 2026.

#### *Program 14: Housing and Services for Persons with Disabilities*

The City recognizes that people have varying abilities and that many people will encounter temporary or permanent changes in ability to conduct tasks necessary for daily living. In an effort to expand services and housing opportunities for persons with disabilities, the City will continue to utilize the following strategies and actions:

- **Universal Design:** encourages the use of universal design principles in residential development. Universal Design features create housing suited for people regardless of abilities and can allow people to stay in their homes over their lifetime. The City's Building Code is updated no less than annually; the Building Official will support the inclusion of Universal Design features in housing as reflected in updated codes.
- **Reasonable Accommodation Procedure:** The City established a formal procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (together, the Acts) in the application of zoning laws and other land use regulations, policies, and procedures. It may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the zoning ordinance to ensure that

homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

- **ADA Transition Plan:** In addition, the City completed its ADA Transition Plan and identified public facilities that require accessibility improvement. The City will evaluate communications, employment programs, emergency management, and public facilities to produce or modify City policies relating to ADA compliance. The City will ensure all public facilities are ADA compliant, provide a suitable living environment for all and promotes the participation of civic events by persons with disabilities.
- **Supportive Services:** Through the CDBG and ESG Public Services Program, the City provides a range of supportive services for persons with disabilities.
- **Alternative Housing Options:** The City encourages and facilitates the development of transitional and supportive housing for persons with disabilities. CDBG have been used to assist in the development and provision of housing for persons with disabilities, such as housing operated by Interim, Inc. and counseling services provided by the Central Coast Center on Independent Living and Housing Choices Coalition.
- **Housing Accessibility Assistance:** The HAA program was suspended in 2020 due to staff shortage and no funding allocations. The City is currently reassessing and proposing reinstating the HAA grant for disabled residents by the end of 2025. Once reinstated grants would become available to applicants with disabilities to help alleviate architectural barriers, which limit access or impede mobility, as well as installing fixtures which may reduce hazards aggravated by a disability.

IMPLEMENTATION	
<b>HE Policies:</b>	4.4, 4.6, 4.7
<b>Funding Source:</b>	General Fund; CDBG; HOME; ESG
<b>Responsibility:</b>	Community Development Department & Public Works Department
<b>Quantified Objective:</b>	Expand services and housing opportunities for persons with disabilities by assisting up to four (4) low-income households annually.
<b>Actions:</b>	a. Reinstating the Housing Services Program (HSP) and HAA Grant for disabled residents by the end of 2025 and the target the program for low-income households.

	<p>b. Through the Annual Action Plan (AAP) of the CDBG, HOME, and ESG entitlement funds, evaluate and allocate funding for supportive services and housing for persons with disabilities.</p> <p>c. Continue to provide individuals with disabilities “reasonable accommodation” in land use, zoning and building regulations, as required per Ordinance and evaluate and adjust the ordinance as needed to ensure its effectiveness.</p> <p>d. Seek funding sources to incorporate ADA improvements under the ADA Transition Plan to bring older community facilities up to compliance standards.</p>
<b>Timeframe:</b>	HSP and HAA Grant reinstated by end of 2025; Other actions are on-going



# Study Session: Zoning Code Update Visioning & Required Housing Law Changes

Salinas Planning Commission – December 3, 2025

Amy Sinsheimer - PlaceWorks

## Agenda

- PlaceWorks Introduction
- Zoning Code Update Introduction
- Best Practice Jurisdictions
- Zoning Code Update Visioning
- What is a Housing Element?
- Code Updates to Implement the Housing Element



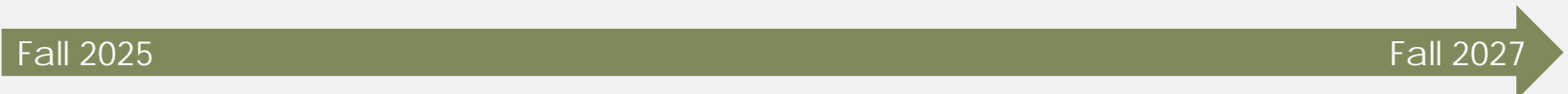
## PlaceWorks

- 100 percent employee-owned planning, design, and environmental consulting firm
- Serves public- and private-sector clients for comprehensive planning, urban design, landscape architecture, environmental analysis, and GIS
- 140 staff in six offices across California

## Project Team

- Charlie Knox, Principal-in-Charge
- Amy Sinsheimer, Project Manager
- Erika Lindstrom, Assistant Project Manager
- Cynthia Walsh, zoning advisor
- Alan Loomis, form-based coding and design standards
- Greg Goodfellow, design standards

## Zoning Code Update Project Phases

- Phase 1: 
  - Phase 1: Address Housing Element implementation and other City priorities
- Phase 2: 
  - Phase 2: Bring General Plan Place Types and Zoning Code into Alignment
- Phase 3: 
  - Phase 3: Additional Zoning Code Amendments



## Why a Zoning Code Update

- Implement changes in California law
- Implement the 2023-2031 Housing Element, and Visión Salinas 2040 General Plan Update once adopted
- Streamline development processes that align with community preferences
- Create a Zoning Code that is user-friendly for the public and staff



## Zoning Code Update Overview

- The Zoning Code – Chapter 37 of Municipal Code
  - Regulates how private property can be developed and used
  - Primary Implementation tool of the General Plan
- The Zoning Code is Not:
  - Building Code
  - Other chapters of Municipal Code

# Municipal Code

## Charter + 37 Chapters

Most related to Planning commission:

- Ch. 3 Commissions, Committees, and boards
- Ch. 5 Article VII. - Cannabis
- Ch. 31 Subdivision
- Ch. 37 Zoning

Examples of other Chapters related to development process:

- Ch. 9 Buildings
- Ch. 17 Housing
- Ch. 29 Stormwater Management
- Ch. 30 Streets and Sidewalks
- Ch. 35 Trees and Shrubs
- Ch. 36 Industrial Waste, Wastewater

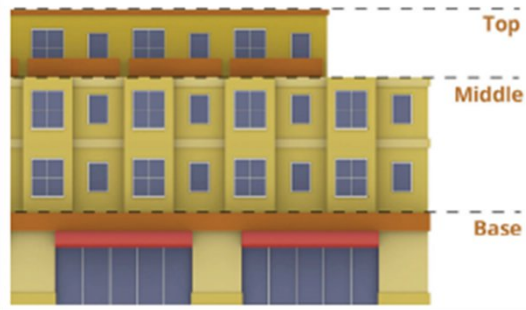
# Best Practices

Best Practices	Example Jurisdiction
Missing Middle Housing	City of Sacramento
Clear organization/ user-friendly	City of Stockton
Implementing PlaceTypes	City of Rancho Cucamonga
Objective Design Standards	City of Antioch
Form-Based Zoning	City of Pomona



Source: American Association of Retired Persons (AARP) and Opticos Design

Figure 13. Distinct Base, Middle, and Top Façade Articulation



### OVERVIEW

The CG zoning district may include uses such as retail, personal and business services, commercial recreational uses, and a mix of office, commercial, and/or residential uses.

Maximum height of 15 feet, maximum lot area of 10,000 sq. ft., and maximum lot width of 100 feet.

### CG - COMMERCIAL GENERAL

Off-street parking can be accommodated on-site or in a nearby public lot. The design of the building should be consistent with the surrounding area.

Buildings with higher floors should be designed to be visually compatible with the surrounding area.

### DEVELOPMENT STANDARDS SUMMARY

MAX HEIGHT	15 feet
MAXIMUM FLOOR AREA RATIO	Outside Greater Downtown (CG) Inside Greater Downtown (CG) Inside Downtown Core (CG)
DENSITY	Outside Greater Downtown (CG) Inside Greater Downtown (CG) Inside Downtown Core (CG)
SETBACKS	Front: 10 feet Side: 5 feet Rear: 5 feet
MAXIMUM SITE COVERAGE	80%
MINIMUM LOT SIZE	N/A

### STAND ALONE RETAIL

Single-story retail and office uses are appropriate in the Commercial General Zone. Such uses may be off-street parking on-site or in a nearby public lot. The design of the building should be consistent with the surrounding area.

### VERTICAL MIXED-USE

Multi-story mixed-use buildings are appropriate in the Commercial General Zone. Such uses may be off-street parking on-site or in a nearby public lot. The design of the building should be consistent with the surrounding area.

### HORIZONTAL MIXED-USE

Single-story mixed-use buildings are appropriate in the Commercial General Zone. Such uses may be off-street parking on-site or in a nearby public lot. The design of the building should be consistent with the surrounding area.

## Visioning

### Questions for Planning Commissioners:

1. What are the current challenges with the Zoning code?
2. What would you like to see out of this Zoning Code update?
3. Other questions about the Zoning Code Update?



# Questions

# What is a Housing Element?



- Required element of the General Plan
- State-mandated update schedule
- Reviewed and certified by State (HCD) for compliance with State law
- Plan for accommodating a jurisdiction's "fair share" of the regional housing need
- 6th Cycle Planning Period: December 15, 2023 – December 15, 2031
- Adopted December 5, 2023

# What is a Housing Element?

## Housing Needs Assessment

Demographic Trends

Housing Market Trends

Special Needs Groups

## Assessment of Fair Housing

Outreach

Fair Housing Issues

Site Inventory Analysis

Contributing Factors

## Constraints to Housing Development

Governmental and Non-Governmental

Market Trends

Environmental

Infrastructure

## Resources and Sites Inventory

Zoning and Capacity

Inventory of Sites

ADUs and Rezones

## Policies and Programs

Review of Previous Housing Element Implementation

Identify 2023- 2031 Programs



# Housing Crisis and Policy Trends



- Statewide housing affordability crisis
- Multi-year, multi-law effort to increase housing production
  - SB 2, SB 30, SB 35, SB 330, etc.
- Common themes:
  - Streamline review processes
  - Increase allowed density
  - Promote ADUs
  - Develop Objective Design Standards
  - Reduce associated housing costs - parking requirements, fees, etc.
  - Overall reduction in local control in favor of statewide standards
  - New requirements for local Housing Elements

# Housing Element Implementation - ADUs

Program 4: Accessory Dwelling Units	City Action:
<p>d. Extend existing ordinance amending Chapter 9 of the Salinas Municipal Code (Building) to exempt accessory dwelling units from Development Impact Fees for an additional 5 years.</p> <p>e. Complete ADU/JADU ordinance update by May 2024, to incorporate state requirements and any other relevant legislation.</p>	<ul style="list-style-type: none"><li>• Extend ADU impact fee exemption for additional 5 years.</li><li>• Allow ADUs in zones where single family, multi-family, and mixed-use residential development are allowed, as consistent with 2025 State law.</li></ul>

Applicable Government Code Section: Government Code Sections 66310 – 66342

Housing Purpose: Allow additional housing types and options for property owners to add units.



# Housing Element Implementation – CUP Findings

Program 6: General Plan, Zoning Code, and Approval Process Updates

City Action:

f. Amend CUP requirements in zoning code to remove subjective required finding (Sec. 37-60.520.(b)) on nonimpacts to the surrounding neighborhood/properties for housing projects and mixed-use projects that include housing.

Remove subjective findings for housing projects including mixed-use housing projects.

Applicable Government Code Section: Government Code Section 65589.5

Housing Purpose: Allow for more objective development review.



# Housing Element Implementation – Definition of Family

## Program 6: General Plan, Zoning Code, and Approval Process Updates

## City Action:

g. Change the zoning code definition of family (in Sec. 37-10.300) to remove language that may exclude unrelated individuals from living together. Remove phrase “based on personal relationships”.

Update definition of “family” in the zoning code to comply with State law.

Applicable Government Code Section: Government Code Section 65008

Housing Purpose: Remove potential housing discrimination.

# Housing Element Implementation – Covered Parking

Program 6: General Plan, Zoning Code, and Approval Process Updates

City Action:

h. Amend zoning code to remove garage and covered parking requirements.

Remove garage and covered parking requirements for single family dwellings, condominiums, and mobilehome parks.

Applicable Government Code Section: Government Code Section 65589.5

Housing Purpose: Remove potential constraints to the construction of housing.

# Housing Element Implementation – Employee Housing

## Program 6: General Plan, Zoning Code, and Approval Process Updates

## City Action:

i. Amend zoning code to make Employee Housing, Small Project, a Permitted-by-right (P) use in the R-M-3.6 and R-M-2.9 residential zones.

Allow Employee Housing, Small Project, as a by-right use in the R-M-3.6 and R-M-2.9 zoning districts.

Applicable Government Code Section: Health and Safety Code 17021.5

Housing Purpose: Allow for employee housing development.

# Housing Element Implementation – Emergency Shelters

## Program 6: General Plan, Zoning Code, and Approval Process Updates

## City Action:

j. Amend Emergency Shelter section (Sec. 37-50.305) to meet all requirements pursuant to AB 2339, including eliminating the restrictions on the number of beds, expanding the definition, ensuring proximity to services, bringing parking and distance requirements into compliance with AB 139, making Emergency Shelters, Type A, a permitted use (no discretionary action) in the Mixed-Use District.

- Eliminate the restriction on the number of beds
- Update the definition to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care
- Update parking standards to one parking space for each staff member, provided that parking requirements for emergency shelters do not exceed those required for other residential or commercial uses within the same zone.
- Allow Emergency Shelters as a permitted use in the Mixed-Use District.

Applicable Government Code Section: Government Code Section 65583(a)(4)

Housing Purpose: Allow for the development of emergency shelters by removing potential constraints.



# Housing Element Implementation – Supportive Housing

## Program 6: General Plan, Zoning Code, and Approval Process Updates

k. Streamline approval process to comply with AB 2162 (2018) for Supportive Housing (as defined in the California Health and Safety Code Section 50675.14) in zones where multifamily and mixed uses are permitted, treat as use by right, with no minimum parking requirements if the development is located within ½ mile of a public transit stop.

## City Action:

- Allow Supportive Housing as a by-right use in the R-M-3.6, R-M-2.9, R-H-2.1, R-H-1.8, CO/R, CO, CR, CT, MAF, and MX zoning districts.
- Remove minimum parking requirements within ½ mile of a major transit stops for commercial and residential development.

Applicable Government Code Section: Government Code Section 65651(a) and Government Code 65863.2

Housing Purpose: Allow for the development of supportive housing in more zones, remove potential parking constraints to allow for the development of commercial and/or residential developments



# Housing Element Implementation – SB 35

## Program 6: General Plan, Zoning Code, and Approval Process Updates

## City Action:

I. Establish a written policy to ensure streamlined ministerial review of eligible affordable housing projects as provided by SB 35 (2017) and Government Code, Section 65913.4.

Adopt a local SB 35 streamlined ministerial review process for eligible affordable housing projects.

Applicable Government Code Section: Government Code Section 65913.4

Housing Purpose: Allow for a streamlined approval process for the development of affordable housing.

# Housing Element Implementation – Low Barrier Nav. Center

## Program 6: General Plan, Zoning Code, and Approval Process Updates

## City Action:

m. Amend the zoning code to comply with AB 101 (2019) to allow Low Barrier Navigation Centers, as defined in Government Code Section 65660, by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses if it meets specified requirements, including:

- i. Access to permanent housing.
- ii. Use of a coordinated entry system (Homeless Management Information System).
- iii. Use of Housing First according to Welfare and Institutions Code section 8255 (Government Code Section 65662).

Allow Low Barrier Navigation Centers as a by-right use in the CO/R, CO, CR, CT, MAF, and MX zoning districts.

Applicable Government Code Section: Government Code Section 65660

Housing Purpose: Allow for the development of low barrier navigation centers in more zones.



# Housing Element Implementation – Residential Care

## Program 6: General Plan, Zoning Code, and Approval Process Updates

## City Action:

n. The City will modify or replace the CUP requirements for 7 or more residential care facilities to ensure objective standards to promote approval certainty and permit the uses similar to other residential uses of the same type in the same zone.

Modify or remove the Conditional Use Permit requirement for residential care facilities of seven or more persons.

Applicable Government Code Section: Government Code Section 65583(a)(5)

Housing Purpose: Remove potential constraints on the development of residential care facilities.

# Housing Element Implementation – Reasonable Accommodation

## Program 14. Housing and Services for Persons with Disabilities

### City Action:

e. Amend Municipal Code Chapter 15 Housing to remove subjective findings from Article IV – Reasonable Accommodation for Persons with Disabilities.

Remove subjective approval findings to streamline housing choices for persons with disabilities.

Applicable Government Code Section: Government Code Section 65583(c)(3)

Housing Purpose: Streamline housing modification needs for persons with disabilities.

## Next Steps

PlaceWorks will start preparing text changes for housing compliance amendments

Broader engagement will launch in early 2026

Staff will present the Draft Public Engagement Plan to Council (12/2)

Staff will return to Planning Commission on other Phase One items in early 2026



# Questions