

ZONING ORDINANCE UPDATES

**PC Study Session
May 13, 2024**

Agenda

- Emergency Shelters- New Division
- Staff Recommended Maintenance Updates – Various Existing Divisions



Emergency Shelters

- Government Code section 65583.
- Permitted in Zone A (in affiliation with a religious institution) and Zone B
- Outlines permit process, operating standards.
- Safe and compatible shelters that meet the needs of emergency shelter residents and surrounding neighborhood.
- Max beds/persons= 15
- On-site personnel during hours of operation.



Other Updates

- Recommended by staff for general maintenance and to be consistent with some Housing Element Programs (5.B & 4.H).
- Clarify City's role in enforcing private agreements.
- Clarify that the City Charter does not preclude zoning amendments.
- Allow up to three lessees under separate rental agreements in a single-family residence to promote affordable housing.



Other Updates- continued...

- Clarify code interpretation throughout certain divisions.
- Update the term of approval (or permit expiration dates) section to include ministerial permit types.
- Make minor modifications to definitions of FAR, fence and building height.

Next Steps for the Planning Commission



Completion of draft Zoning Ordinance revisions



Posting of the revisions for public review



Planning Commission considers a recommendation to the City Council

ANY QUESTIONS?

Thank You!