

# **STATE LEGISLATION ZONING CODE TEXT AMENDMENT**

CITY COUNCIL  
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## PROJECT DESCRIPTION

- Zoning Code Text Amendment
  - Responds to recent State Legislation regarding housing and family day care homes
  - Includes:
    - Assembly Bill 2162 (AB 2162)
    - Assembly Bill 3194 (AB 3194)
    - Senate Bill 234 (SB 234)

# ZONING CODE AMENDMENTS

## **Assembly Bill 2162 (AB 2162)**

- Supportive Housing as Permitted Use:
  - Office Commercial (CO), Neighborhood Commercial (CN), General Commercial (CG), Downtown Commercial (CD), Community Shopping Center (CSC), and Transit Village Mixed (TV-M) districts
  - Business Park (BP) zoning district
  - Open Space and Recreation (OSR) zoning district
  - Residential districts – new construction




















# ZONING CODE AMENDMENTS

## Assembly Bill 2162 (AB 2162)

- Automobile and Bicycle Parking
  - Amend parking requirements for Supportive Housing - no minimum number required if units are within one-half mile of a public transit stop
- Definitions of Specialized Terms and Phrases
  - Public Transit Stop – “any bus stop or train station”



# General Plan Land Use Diagram

 Country Residential (0.05-0.2 units per acre)	 Transit Village Mixed Use
 Very Low Density Residential (0.2-2.0 units per acre)	 Retail & Business Services
 Low Density/Open Space (2.0-8.0 units per acre)	 Office
 Low Density Residential (2.0-8.0 units per acre)	 Business Park
 Medium Low Density Residential (8.0-13.0 units per acre)	 Light Industry
 Medium Density Residential (8.0-18.0 units per acre)	 General Industry
 Medium High Density Residential (18.0-30.0 units per acre)	 Public/Institutional
 Transit Village Medium (25.0-40.0 units per acre)	 Parks and Recreation
 Mobile Homes (4.0-18.0 units per acre)	 Open Space
	 Agriculture

# ZONING CODE AMENDMENTS

## Assembly Bill 3194 (AB 3194)

- Zoning Map and District and Amendments
  - Zoning Code Map Amendment not required for consistency with General Plan if proposed housing project is consistent with objective General Plan standards and criteria
- Implementing Zoning District standards utilized

# ZONING CODE AMENDMENTS

## **Senate Bill 234 (SB 234)**

- Large Family Day Care Homes as a Permitted Use in all residential zoning districts
- Standards for Specific Land Uses – Day Care Facilities
  - Remove references to Large Family Day Care Homes
- Definitions of Specialized Terms and Phrases
  - Amend existing definitions of Large Family Day Care Home and Small Family Day Care Home

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

Exempt from California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3)

- ✓ Amendments do not have the potential to cause a significant effect on the environment
- ✓ Necessary to conform the Code to State law
- ✓ Any conceivable impact of the proposed amendments would be speculative

## RECOMMENDATION

The Planning Commission and the Planning and Economic Development Department that the Council introduce an ordinance amending Zoning Code Sections 20-20.020, 20-22.030, 20-23.030, 20-24.030, 20-26.030, 20-36.040, 20-42.050, 20-64.020, 20-70.020



## QUESTIONS/COMMENTS

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