

# Resilient City Development Measures Update

File No: PRJ23-010

City Wide

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Christian Candelaria, City Planner  
Planning and Economic Development

Zoning Code text amendment to add sections of Chapter 20-16, Resilient City Development Measures, to existing sections of the Zoning Code.

- Chapter 20-16 was adopted and updated in response to the Tubbs/Nuns/Glass Fires and the COVID-19 Pandemic
- Set to automatically expire on December 31, 2023, unless amended by Council
- Created to address housing and economic needs Citywide
- Utilized alongside the Resilient City Combining District (-RC)
- Staff is requesting comments and recommendations for standards related to Design Review

## Proposed Zoning Code text amendment

- Modifications to the Design Review process
- Changes to an approved project
- Design Review for City Projects

- City Department Feedback Sessions – April - July
- Developer Outreach – July
- Public Survey – July to August
- Design Review Board – August 3
- Planning Commission - September
- City Council – November
- Ordinance in Effect - December

## Modifications to Design Review

- Reduce authority from Design Review Board to Zoning Administrator, regardless of size:
  - ✓ Child day care
  - ✓ Multi-family residential
  - ✓ Lodging
  - ✓ Single-room occupancy facility
  - ✓ Mixed-use (that includes residential)
- Only Applicable to Priority Development Areas
- Reduces processing time
- Projects 10,000 sq. ft. or more, or in a visually sensitive location, concept review would be required
- Neighborhood Meeting required
- Appeals receive Public Hearing by City Council

## Options:

1. Keep Reduced Review Authority with Zoning Administrator
2. Return to the original format with DRB Review
3. New 3-Person Committee to Review the projects instead of the Zoning Administrator

- Code currently requires any change to an approved project to be acted on by the Zoning Administrator.
- Proposal: Codify section of Resilient City that allows the Director the ability to approve changes to approved residential, lodging and child care facilities
  - Notification to 600ft radius 10-days prior to action
  - Projects that do not meet the standards would return to the original review authority
  - Allow the Director or Zoning Administrator to elevate the decision to the original review authority

- Design Review section does not currently follow our section related to Zoning Code applicability for Government Projects
- Proposal: Update the Design Review section to follow Zoning Code Section where Government Projects must receive Concept Design Review from the Design Review Board prior to Building Permit submittal



It is recommended by the Planning and Economic Development Department that the Design Review Board provide comments and recommendations to Staff about the proposed Changes to Design Review.

Christian Candelaria, City Planner  
Planning and Economic Development  
[ccandelaria@srcity.org](mailto:ccandelaria@srcity.org)  
(707) 543-3232

