Housing Element Update – Zoning Code Amendments

No.	Topic	Program	Description
1	Affordable Housing Overlay	1.1	Remove the Affordable Housing Overlay from the City's Zoning Ordinance and Zoning Map.
2	Missing Middle Housing	1.1	Develop strategies to provide for missing middle housing.
3	Corner Duplexes	1.6	Allow corner lots in single-family neighborhoods to accommodate duplex units.
4	Lot Consolidation	1.1	Develop incentives to encourage lot consolidation.
5	Replacement Housing	1.2	Address the replacement housing requirements for development on non-nonvacant sites pursuant to AB 1397.
6	Incentivized Zone and Community Benefits	1.4	Expand the incentivized zone for increased FAR and Height to facilitate mixed use development; Expand the list of community benefits that complement mixed use residential development.
7	Incentivized Zone and Community Benefits	1.6	Modify the findings required for Chapter 17.88, Incentives for Community Benefits, to meet objective standards and allow project applicants to meet all discretionary permits with the same objective standards.
8	Mixed Use in Commercial Zones	1.4	Incentivize development of affordable housing on commercial sites along transit corridors.
9	Alternative Housing Types	1.5	Facilitate alternative housing types (e.g., Single Room Occupancy (SRO) units, Accessory Dwelling Units (ADUs), live/work units, micro units, and co-housing)
10	Parking - Multifamily	1.6	Revise the multifamily residential parking requirements based on the unit size or number of bedrooms; revise the current covered parking requirement for multifamily development.
11	Development Standards - Multifamily	1.6	Review and revise, requirements such as the minimum unit size, setbacks, parking requirements, and height restrictions to ensure they are necessary and pertinent and do not pose constraints on the development of housing.
12	Parking – Senior and Special Needs	1.6	Include reduced parking standards for senior and special needs housing.
13	Development Standards – Affordable Projects	1.6	Consider development standards modifications, streamlined processing for applications related to the creation of affordable housing, and fee modifications for projects proposing affordable units that are required to apply for variations to the existing development standards.
14	Incentivized Zone – Mall Site	1.7	Develop land use policies and zoning development standards in alignment with the outcome of the mall 15redevelopment study to facilitate development of the ll site.

No.	Topic	Program	Description
15	Housing on Education and Religious Sites	1.8	Clarify state law and applicable development standards for residential units constructed on religious institutional sites; create objective development standards that facilitate residential development.
16	Density Bonus	2.5	Update the Density Bonus Ordinance to include updates in state law
17	Density Bonus, Daycare	3.6	Update the Density Bonus Ordinance to promote high quality childcare services in conjunction with housing development
18	Emergency Shelters and Low Barrier Navigation Centers	3.1	Permit emergency shelters by- right in the Community Commercial zone and to permit Low Barrier Navigation Centers in areas zoned for mixed uses and other nonresidential zones permitting multifamily housing.
19	Transitional and Supportive Housing	3.2	Address transitional and supportive housing consistent with state law.
20	Employee Housing	3.3	Allow employee housing in residential zones consistent with the Employee Housing Act and revise the types of hobby farming activities allowed in various zones.
21	Large Residential Care Facilities	3.4	Permit licensed large residential care facilities in zones where residential uses are permitted. Review the separation requirement and to establish objective criteria for the approval of licensed large residential care facilities
22	Reasonable Accommodations	3.4	Establish objective criteria for reasonable accommodations.
23	Daycares	3.6	Create objective standards for daycares in the commercial districts to allow daycares with a minor use permit.