



City Council Agenda Item Request Form

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: 1/16/2026

Department Making Request: 35 - Community Development

Person Making Request: Dinh Ho

Item Type: Ordinance

Budgeted? N/A (no cost)

Cost:

If budgeted, identify account:

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Short Description:

Consideration for the amendment to the UDC for revision to Sec. 3.5.3.12.(b) for non-residential storefront transparency requirements based on building uses.

Explanation/Justification Details:

The current standard requires 65 percent transparent material on exterior façades of commercial, retail, and office buildings facing a public street, measured generally from ground level to ten (10) feet above grade. Transparency is intended to enhance public safety, visibility, and visual engagement, allowing law enforcement and the public to observe interior conditions.

Staff has received repeated variances for transparency adjustments.

During a joint workshop between Council and P&Z members, it was recommended to grant staff certain administrative discretion for minor deviations due to function or architectural constraint.

Transparency requirements shall be tailored by use type, with limited administrative discretion to address site-specific conditions while maintaining the intent of visibility and safety.

Recommendation:

Approve amendments to the UDC for the revision to Sec.3.5.3.12.(b), transparency.

Requestor Signature:

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This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the

Council Agenda.

City Secretary