



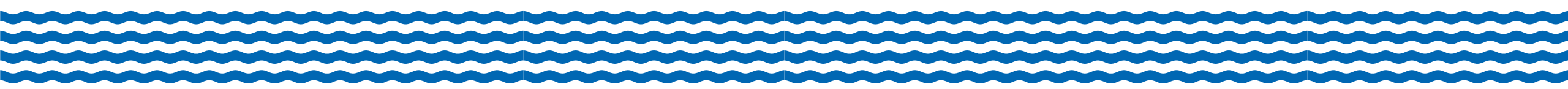
AB 6779: Public Safety and Maintenance Facility Site Zoning

September 16, 2025



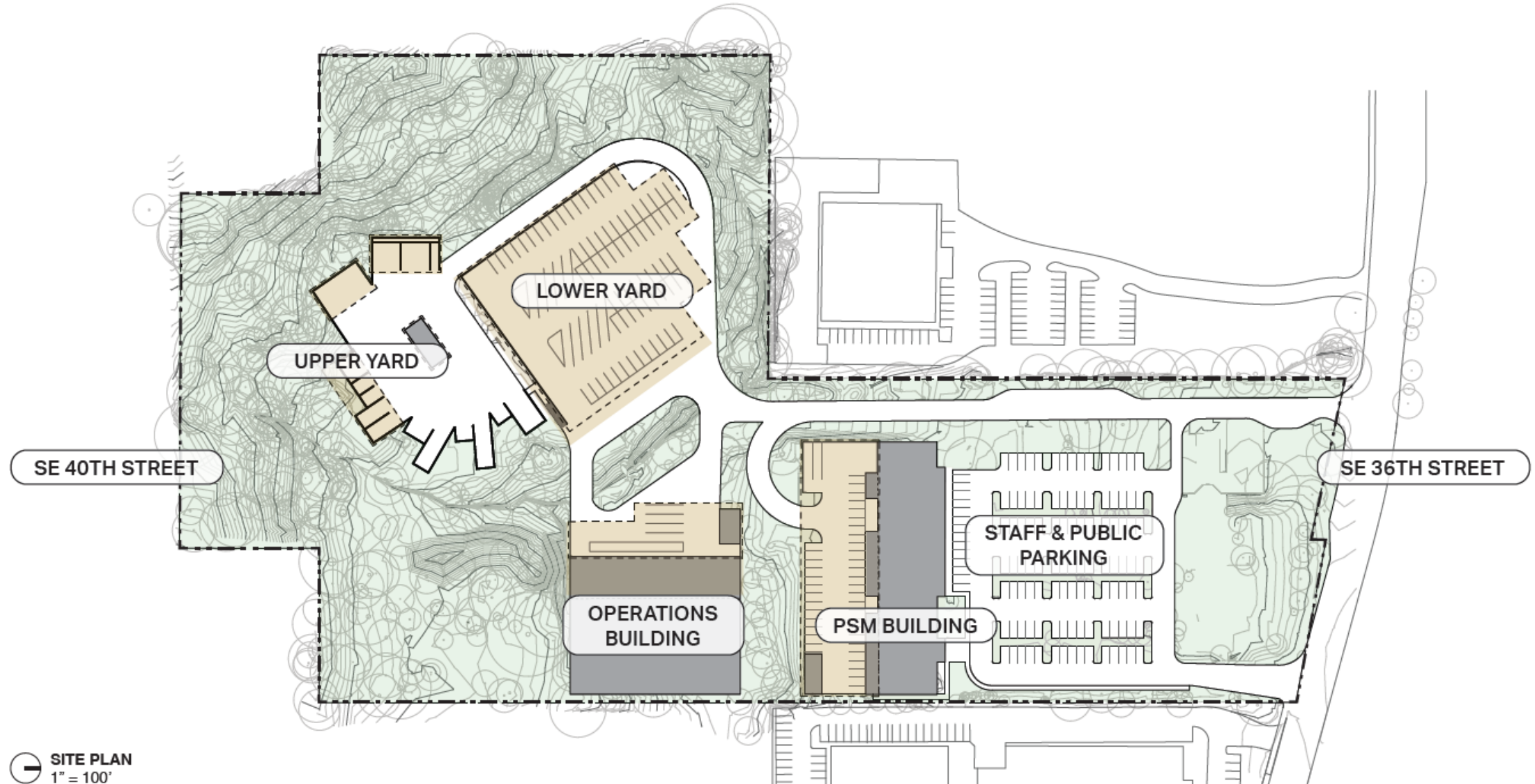
Background – City Council Input

- During the April 15, 2025 City Council meeting, the PSM Design Team presented a recommended change to the site layout, based on value engineering, that would move the PSM Building and the Operations Building north on the site (AB 6656).
- This proposed site layout revision reduced construction costs, increased operational effectiveness, and left space for future additional operational capacity as needed to ensure the campus is positioned to serve the City over the next 50-plus years.



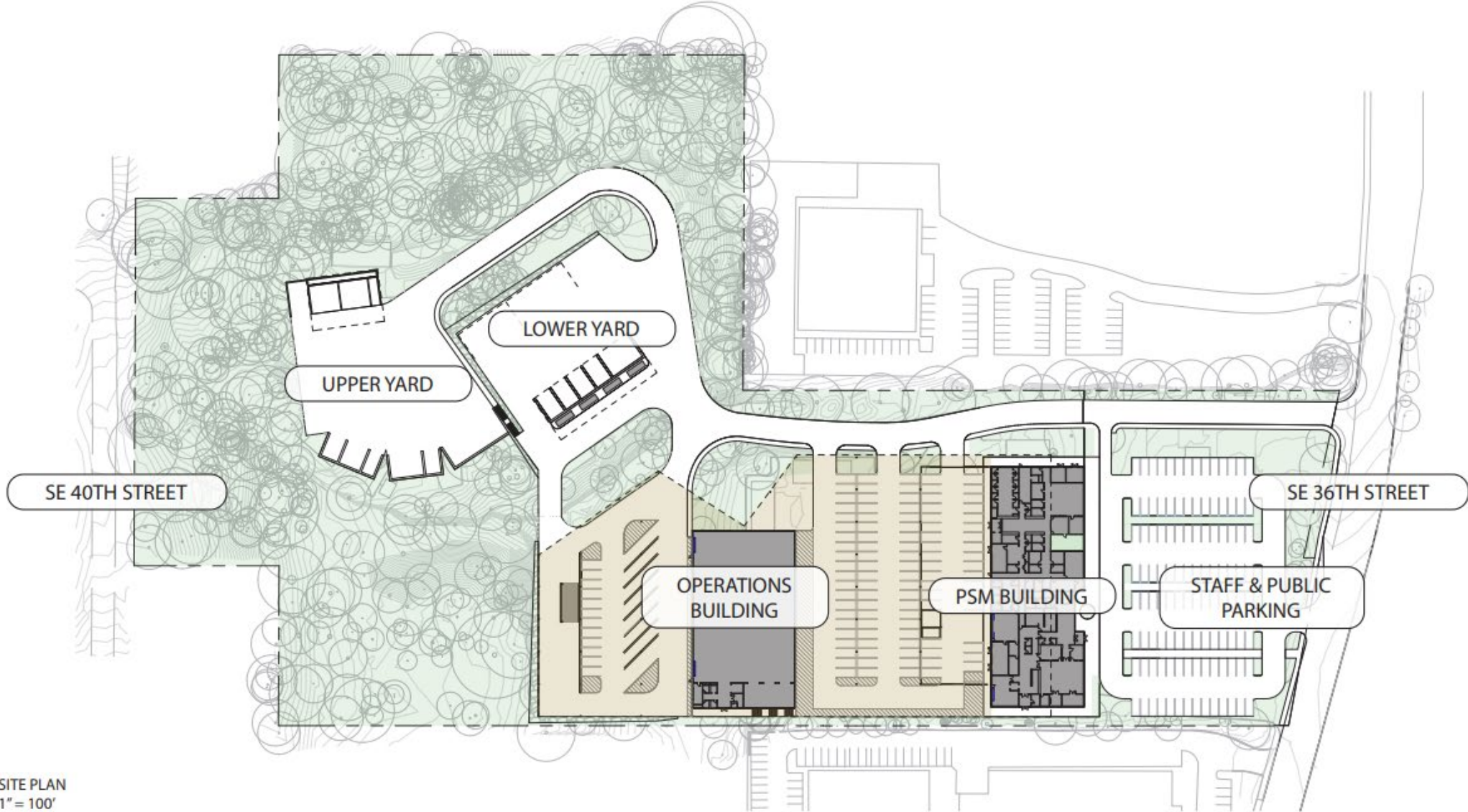
INITIAL FACILITY SITE PLAN

This site plan represents the initial facility layout reviewed in prior council sessions, and with city staff, for facility program and operational organization.



PROPOSED SITE PLAN: PSM FACILITY SITE PLAN

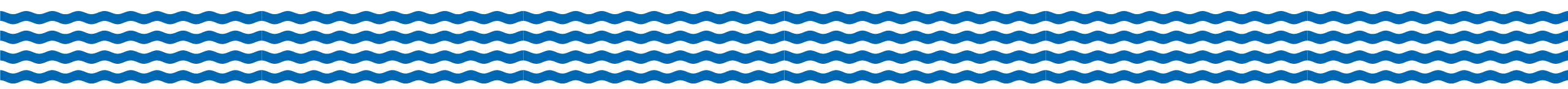
This site plan illustrates the site layout for facilities and operational areas.



SITE PLAN
1" = 100'

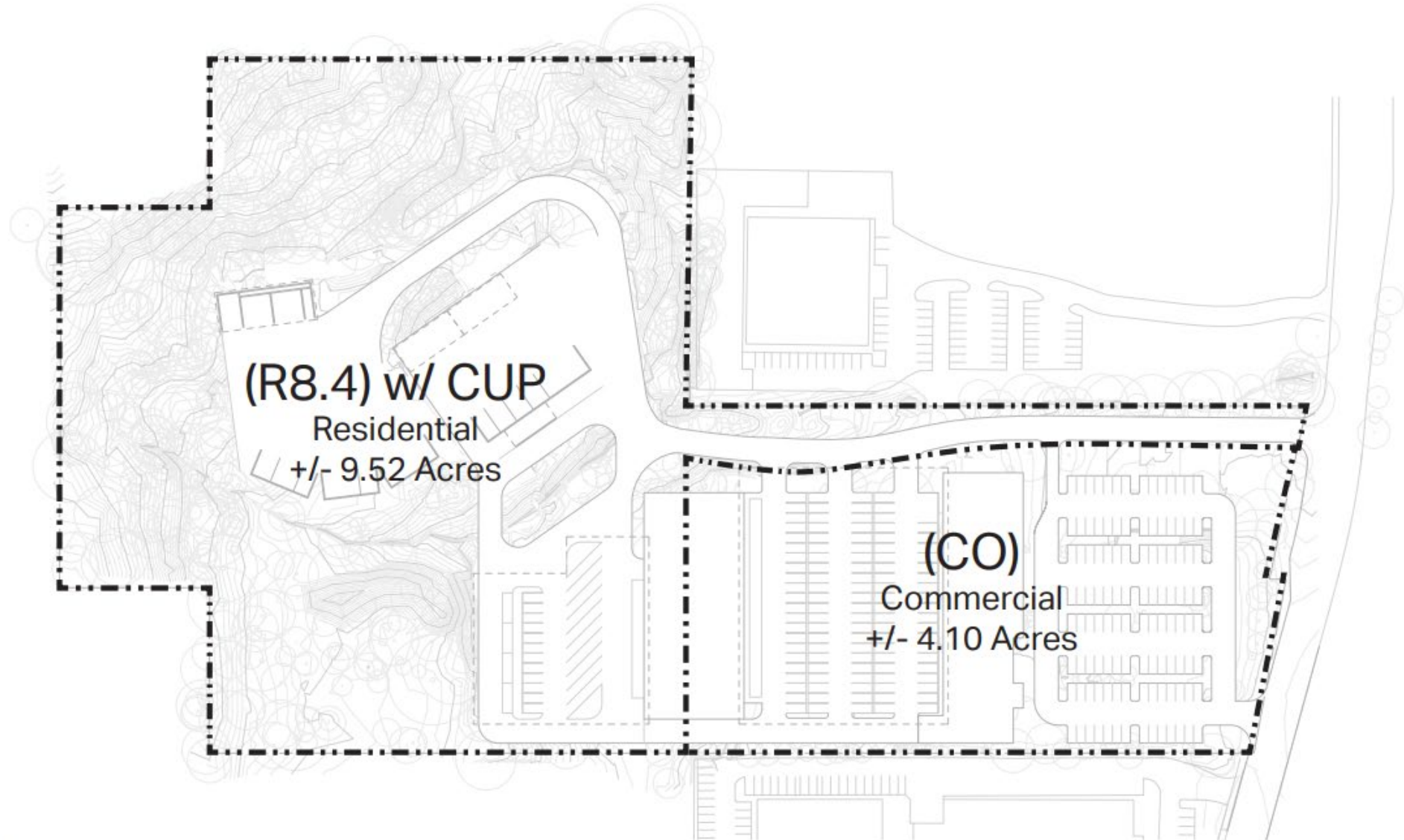
Background Continued

- The Public Works Building and Yard parcel is currently a split zone as R-8.4 and Commercial Office (CO) . The City Hall site parcel is currently zoned as CO (Exhibit 1).
- Both parcels have a Public Facility land use designation.
- The Council directed the City Manager to pursue a boundary line adjustment between the City Hall and Public Works parcels based on the final Public Safety and Maintenance Facility (PSM) site layout and prepare and submit a rezone application of the south City Hall parcel to Public Institution (PI).
- The north parcel was recommended to remain as Commercial Office (AB 6656).



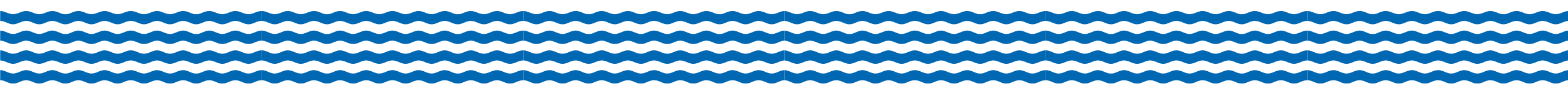
EXISTING PARCELS ZONING DESIGNATIONS

This diagram illustrates the existing boundary lines and zoning designations for each parcel.



Proposed New PSM Zoning and Boundary Line Strategy

- The revised layout revision reduced construction costs, increased operational efficiencies, and left space for future operational capacity.
- The revised site plan confirms that the full 13.62 acres of the City Hall campus are needed to accommodate the relocated PSM Building, Operations Building, associated parking, and maintenance and operations activities.
- Earlier site plan versions left some portions of the property outside the core functional footprint, but the northward migration of the buildings now makes clear that the entire property is integral to the long-term functioning of the campus.

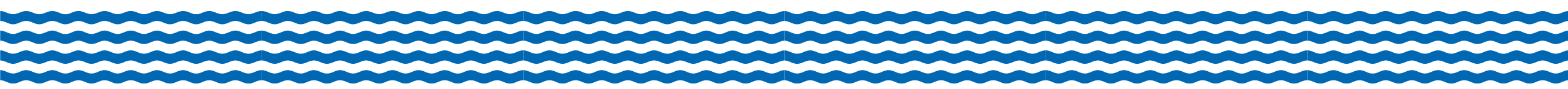


Proposed New PSM Zoning and Boundary Line Strategy

- It is no longer practical to retain any portion of the City Hall parcel in the CO zone.
- Staff recommend rezoning both parcels to PI (see Exhibit 2). With both parcels under a single zoning designation, the revised PSM layout can be advanced using a consistent set of development regulations.
- Regardless of the potential PSM Facility, it is beneficial for the City's facilities to operate in the correct zoning rather than the CUP.

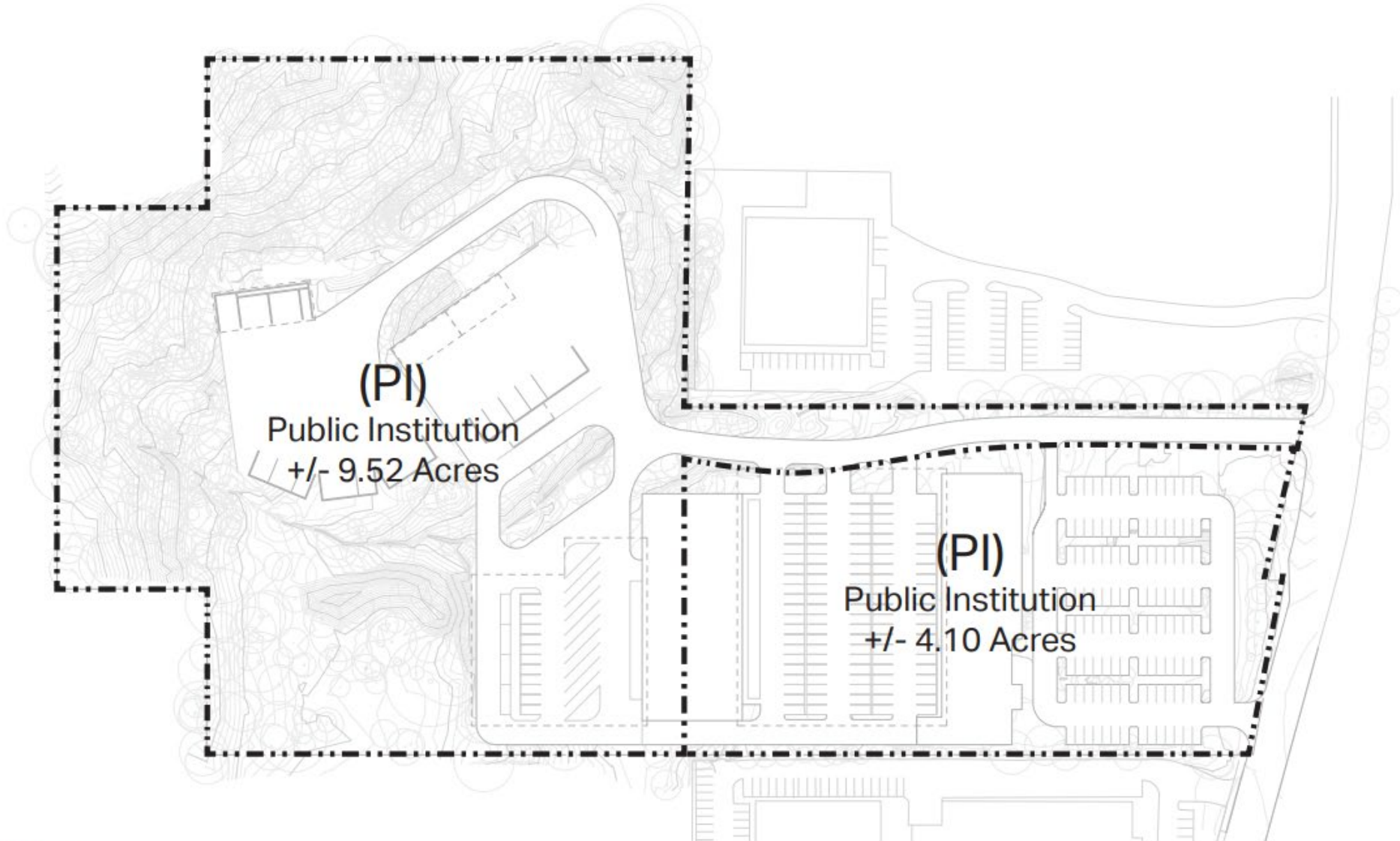
Recommended Motion:

Direct the City Manager, or designee, to prepare and submit a rezone application to rezone City Hall parcels 9655500185 and 2655500075 from R-8.4 and Commercial Office (CO) to Public Institution (PI) and to appropriate \$22,064 from the General Fund unassigned fund balance for associated permit review fees.



UPDATED ZONING DESIGNATION FOR EACH PARCEL

This diagram illustrates the updated potential rezone on both parcels from Residential (R8.4) and Commercial/Office (CO) respectively to Public Institution (PI). The Design Team is not proposing a boundary line adjustment at this time.



Next Steps

- Upon approval of the motion to prepare and submit a rezone application. The rezone work will need to be completed before permits are submitted for the project in mid to late 2026.
- The need for the boundary line adjustment and the future placement of that boundary line will be determined once the PSM Facility reaches 60% design. Design is currently at 30% and the location of site amenities may still shift as design progresses.
- The City Manager will work with staff and legal counsel to set this item for review in late 2025 or early 2026.

