



COMPREHENSIVE ZONING CODE UPDATE

USE REGULATIONS AND PERMITTING PROCESSES

The Zoning Code update effort will result in preservation of many existing districts as well as creation of new zoning districts. This workshop explains the approach and seeks detailed input on two of the new districts: Urban Neighborhood (UN) and District Center (DC). These new districts will implement General Plan policy to create vibrant, mixed-use districts that historically have had only commercial uses. We will also discuss proposed new procedures to streamline application review.

What We Have Heard To Date

From spring to fall 2024, the City conducted interviews and hosted workshops to hear from residents, business owners, developers, and other stakeholders about issues of concern. Key themes included:

- ◆ Creating walkable districts with an interesting variety of uses.
- ◆ Broadening the list of commercial uses that can occupy mixed-use spaces to include neighborhood-serving uses such as community centers and health clinics.
- ◆ Allowing developers of mixed-use projects more flexibility regarding the provision of retail space.
- ◆ Streamlining permitting processes whenever possible.

Terms to Know

General Plan: A comprehensive, long-term blueprint for the City's development, outlining its vision for the future and guiding land use, infrastructure, and other key aspects of the community

Mixed-use Development: A development that incorporates multiple, compatible uses within a single project or district, such as residential, commercial, retail, and office spaces

Ministerial Review: A review process in which a development application can be reviewed without a public hearing if it complies with all applicable land use regulations and development and design standards

Discretionary Review: A review process in which a development application requires a public hearing, during which changes to a project can be directed

General Plan Policy Foundation

The City adopted a new General Plan in 2022 that establishes land use policies implemented through the Zoning Code. The following policy topics are relevant for today's discussion.

- ◆ Incentivizing quality infill residential development that provides a diversity of housing types
- ◆ Encouraging residential mixed-use development in the UN and DC districts
- ◆ Promoting complete neighborhoods within walkable areas
- ◆ Ensuring new developments provide a community benefit

What We Would Like To Hear From You

Do the following proposed zoning tools address stakeholder concerns and support General Plan Policies? What other ideas do you have?

- ◆ Allow a broad range of uses in the UN and DC districts, including entertainment and cultural uses that attract residents and visitors to a walkable urban environment.
- ◆ Adjust the amount of retail required in the UN and DC districts to account for fluctuations in market demand and respond to community needs.
- ◆ Create a staff-level, ministerial review, minor conditional use permit process for the most desirable uses.

You can share during the discussion and/or write your thoughts on the reverse side (and turn this in to City staff).

Additional Feedback

Do the proposed uses achieve the General Plan and community vision for walkable, urban, mixed-use areas? If not, what uses would you like to see?

For what uses are conditions or standards needed?

What types of development applications or uses should be subject to a public hearing?

Do you have any other questions or ideas?