

October 26, 2021 City Council Meeting

## Agenda Item 8.a. Page 65. Ordinance No. 5105

### Docket G 2-21. Housing Amendments

- Existing Single-Family Dwellings/Duplexes & ADU in C-3 Zone
- City Center Housing Overlay Zone & Provisions
- Temporary Use of RV During Home Construction

# Ordinance No. 5105 (G 2-21)

## Legislative Action

### Amend Chapters 17.33, 17.54, 17.60, 17.63, Add Chapter 17.66

- Allow existing single-family dwellings and duplexes and associated ADU as a permitted use in the C-3 zone, subject to parameters.
- Establish a City Center Housing Overlay Zone and associated provisions within overlay boundary
  - (C-3 density, parking number and location, nonconforming standards)
- Allow temporary use of RV during home construction

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## Recommendation:

- The Planning Commission found the applicable criteria are satisfied and **recommended approval**.
- Staff recommends **one additional amendment** and found applicable criteria are satisfied; findings updated re: state law.

## Criteria:

**Zoning Ordinance:** Purpose Statement: **Satisfied**

**Comprehensive Plan:** Applicable Goals and Policies: **Satisfied**

**State Law:** Goal 10-Housing, Statutes, Administrative Rules: **Satisfied**

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**Goal: Create diverse housing opportunities that support great neighborhoods**

**Objective: Collaborate to improve the financial feasibility of diverse housing opportunities.**

## **Proposal Includes:**

- **Action Items from City Center Housing Strategy Final Report**
  - Recommended by Project Advisory Committee and MURAC
  - Adopted by City Council in May 2021, Resolution 2021-27
- **Amendments recommended by the Affordable Housing Committee**
- **Recommendation from Planning Commission**
  - Recommended as proposed following work session and public hearing, with one additional item recommended by staff

# Ordinance No. 5105 (G 2-21)

1. **Allow existing single-family dwellings, duplexes, and associated existing or new ADUs in C-3 zone as a permitted use.**

## **Issue:**

- These existing uses are currently nonconforming and can't be expanded, such as to add a bedroom

## **Proposal:**

- Doesn't allow increase in number of SFD/duplexes or on new lots
- Lots for these uses would be limited to their current size and cannot be expanded.
- Must not cease its residential use for more than a year or it loses its permitted use status.
- Short-term rentals and owner-occupied short-term rentals are considered residential use for purposes of determining continuation of residential use.

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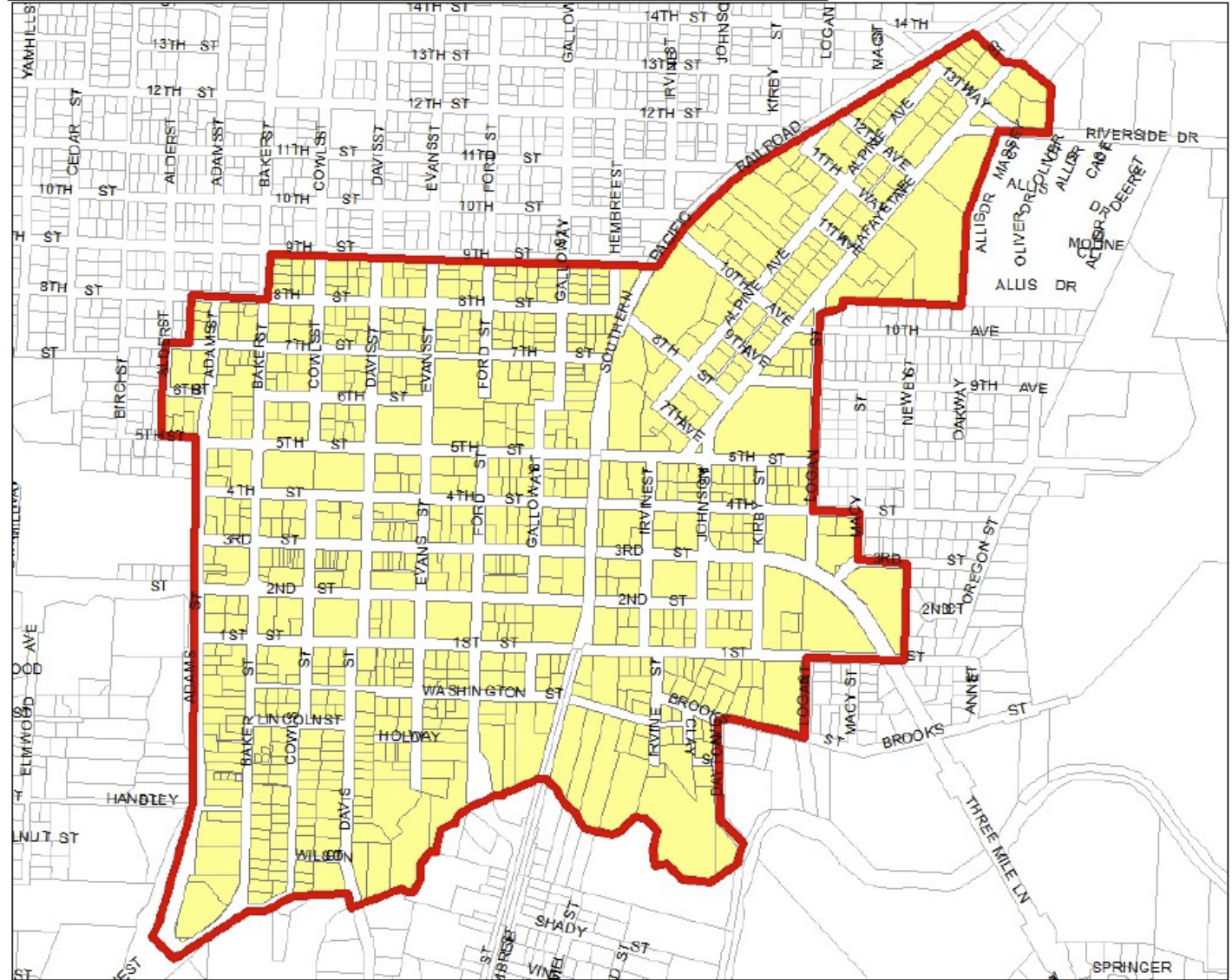
## 2. Establish City Center Housing Overlay Zone and Associated Provisions

- City Center Housing Strategy (CCHS) Recommended by MURAC & PAC
- City Council approved the CCHS by Resolution 2021-27 on May 11, 2021.
- **CCHS Purpose:** “Create a strategy to potentially increase and incentive more housing within the city center area and the surrounding higher density residential zones where there may be more capacity for additional housing opportunities.”
- **Proposal:** Establish overlay zone where provisions apply and implement initial Action Items that remove barriers, which would make a difference to housing development/redevelopment.

# G 2-21

## 2. Establish City Center Housing Overlay Zone and Associated Provisions (continued)

**Figure 17.66.1. City Center Housing Overlay Zone Boundary**



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## 2. Establish City Center Housing Overlay Zone and Associated Provisions (continued)

City Center Housing Strategy – Action Plan Summary Table

Regulatory	Non Regulatory	Proposed Action
<b>1.0 Remove barriers to desired housing in city center</b>		
1.1	x	Remove density requirements*
1.2	x	Reduce residential parking minimums*
1.3	x	Extend the parking reduction area*
1.4	x	Revise parking lot standards for small scale development*
1.5	x	Permit townhouses in C3 zone*
1.6	x	Permit or conditionally permit SROs*
1.7	x	C3-specific setbacks for multi-family residential*
1.8	x	Residential-specific design standards*
<b>2.0 Provide incentives and support to desired development</b>		
2.2	x	Subsidy gap financing from Urban Renewal funds
2.3	x	Evaluate SDC costs
2.4	x	Property Acquisition and Reduction of Land Costs
2.5	x	Fast-track system for permitting
2.6	x	Small scale developer bootcamp
2.7	x	Developer guidebook of financial assistance
2.8	x	Developer Tours
<b>3.0 Improve street character, connections, and walkability</b>		
3.1	x	Improvements to 2nd and 4th streets
3.2	x	Streetscape improvements to Adams and Center
3.3	x	Improvements to Lafayette
3.4	x	Strengthen connections between Alpine District + 3rd St.
3.5	x	Continue façade improvement program
3.6	x	Free design assistance application
3.7	x	Urban open space network to support downtown housing
<b>4.0 Align enforcement and programming efforts with City's housing goals</b>		
4.1	x	Evaluate short term rental regulations
4.2	x	Transportation modeling of the city center
4.3	x	Parking management plan / shared parking plan
4.4	x	Review of school capacity and other public services

\* Being addressed as part of the City Center Housing Strategy

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1.6	x	Permit or conditionally permit SROs*
1.7	x	C3-specific setbacks for multi-family residential*
1.8	x	Residential-specific design standards*
<b>2.0 Provide incentives and support to desired development</b>		

Later with res. standards



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## 2. Establish City Center Housing Overlay (CCHO) Zone and Associated Provisions (continued)

- **Boundary.** Establish boundary/applicability
- **Density.** Specify density provisions of R-4 zone don't apply to multi-family or condominiums as permitted uses in C-3 zone within CCHO Zone.
- **Parking Number.** Reduce off-street parking to 1 space/dwelling in CCHO, with 0.5 space/dwelling for studio or 1-bedroom in core "Reduced Parking Requirements" area.
- **Parking Location.** Allow residential parking within 500 feet of property vs. on-site with recorded binding parking agreement, allow for shared access. (Only use now required on same property).
- **Standards for Structure Destroyed by Calamity.** Allow nonconforming multi-family structure destroyed by calamity to be replaced based on C-3 rather than R-4 setbacks / standards without the current restriction of limiting to same number of units.

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## **3. Allow temporary use of an RV as a residence on a property while a home is being constructed (or MH installed) on the same property.**

- Cost-effective to be on one property during construction, also allows move out of previous housing making available for others to occupy.
- Subject to certain requirements
  - Intended to ensure it can only be occupied if there is no other occupied dwelling on the property
  - Timeliness, maximum of 18 months during construction (6 months for MH installation), emergency extension with active permit
  - Connection to on-site sewer, water, power is required, unless RV is self-contained/motorized, which would need to be on compacted gravel or paved portion of site during temporary use. (Assumes paving typically used only if already present, otherwise compacted gravel).

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- **Recommendation: Approve Ordinance No. 5105**
- **Thank you! Questions for staff?**