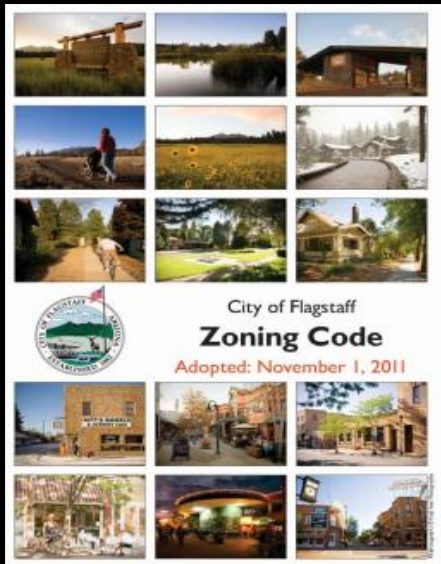


# Updates to Zoning Code 2020 - High Occupancy Housing Specific Plan

City's Request to  
Amend the Zoning Code  
Case PZ-19-00125



Dan Symer, AICP  
Zoning Code Manager

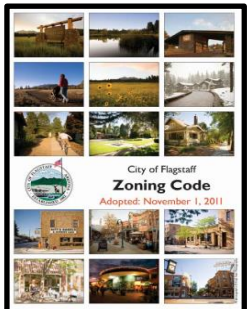




# High Occupancy Housing Zoning Code Text Amendment

## Work Session Objectives

- **To inform the public and allow for their suggestions and concerns to be heard**
- **To inform the City Council and allow for their suggestions, questions and discussion**
- **No action will be taken by the City Council at this work session**

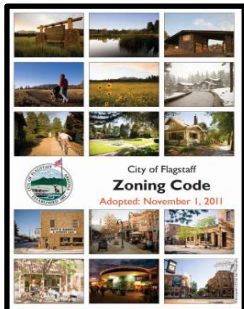




# High Occupancy Housing Zoning Code Text Amendment

## Why did the City adopt the HOH Plan?

- **Fulfills the Regional Plan Policy NH.1.7. “Develop appropriate programs and tools to ensure the appropriate placement, design, and operation of new student housing developments consistent with neighborhood character and scale.”**
- **Refines the goal and policies pertaining to the location of HOH mixed use building in activity centers**
- **Preserve the of character of existing and historic neighborhoods**



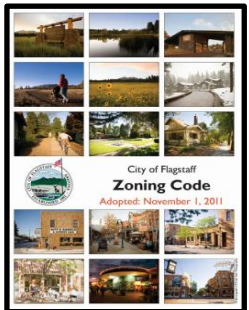


# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Purpose:*

- Amend the Zoning Code to begin implementing the High Occupancy Housing (HOH) Plan
- Remove the Rooming and Boarding provisions



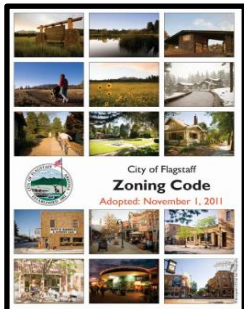


# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *HOH land uses provisions:*

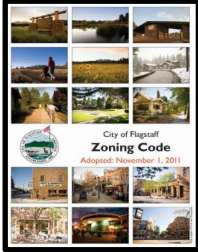
- a. Definitions
- b. Zones that the High Occupancy Housing Development (HOHD) and Mixed-Use High Occupancy Housing Development (MHOHD) are allowed
- c. Maximum dwelling unit and bedroom per acre provisions
- d. Specific to use property development criteria
- e. Conditional Use Permit HOH specific criteria
- f. Vehicle and bike parking requirements
- g. Transit Pass Parking Reduction Pilot Program





# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment



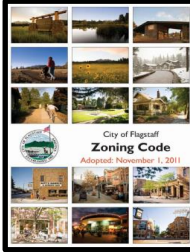
### *Definitions*

- **High Occupancy Housing Development, Single-Family.** A single-family attached or detached dwelling unit with five bedrooms or more:
  - On a lot or parcel containing 10,000 square feet or less; and
  - Has a Bedroom-to-Sanitation Facility Ratio less than 1.2
- **High Occupancy Housing Development, Two-units.** A lot or parcel containing two dwelling units, excluding an Accessory Dwelling Unit, with:
  - More than a total of six bedrooms; or
  - One or more dwelling unit(s) containing four or more bedrooms with a Bedroom-to-Sanitation Facility Ratio less than 1.3



# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment



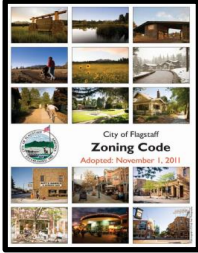
### *Definitions*

- **High Occupancy Housing Development, Three-units.** A lot or parcel containing three dwelling units with:
  - **More than a total of nine bedrooms; or**
  - **One or more dwelling unit(s) containing four or more bedrooms with a Bedroom-to-Sanitation Facility Ratio less than 1.3**



# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment



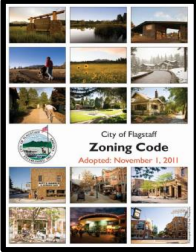
### *Definitions*

- **High Occupancy Housing Development, Four-units and Greater. A Development Site containing four or more dwelling units where:**
  - **More than 20 percent of the total dwelling units have four bedrooms or more;**
  - **One or more of the dwelling unit(s) containing four or more bedrooms has a Bedroom-to-Sanitation Facility Ratio that is less than 1.3; or**
  - **The total number of dwelling units per acre, or bedrooms per acre, requires a Conditional Use Permit for an HOHD in accordance with the building form and property development standards of the property's designated Non-Transect Zone; or, if the property owner has elected a Transect Zone, the density is greater than 29 dwelling units per acre or 72.5 bedrooms per acre**



# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment



### *Definitions*

- **Mixed-Use High Occupancy Housing Development (MHOHD).**

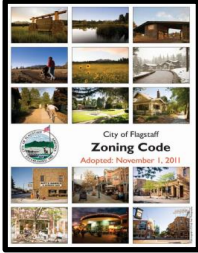
**A mixed-use development with:**

- **More than 20 percent of the total dwelling units have four bedrooms or more;**
- **One or more dwelling unit(s) containing four or more bedrooms with a Bedroom-to-Sanitation Facility Ratio that is less than 1.3; or**
- **The total number of dwelling units per acre, or bedrooms per acre, requires a Conditional Use Permit for an MHOHD in accordance with the building form and property development standards of the property's designated Non-Transect Zone; or, if the property owner has elected a Transect Zone, the density is greater than 29 dwelling units per acre or 72.5 bedrooms per acre**



# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment



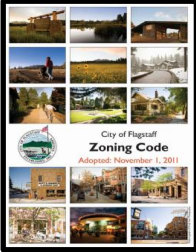
### *Definitions*

- Does the City Council desire to maintain staff's proposed definition of a Single-Family HOHD, or one of the alternative definitions?
- **High Occupancy Housing Development, Single-Family: A single-family attached or detached dwelling unit with five bedrooms or more:**
  - On a lot or parcel containing 10,000 square feet or less; and
  - Has a Bedroom-to-Sanitation Facility Ratio less than 1.2



# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment



### *Alternative Definition – 1*

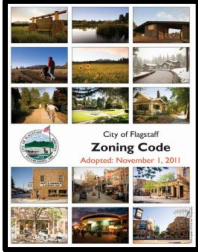
- **High Occupancy Housing Development, Single-Family: A single-family attached or detached dwelling unit with:**
  - **A Bedroom-to-Sanitation Facility Ratio less than or equal to 1.2, and**
  - **Five or more bedrooms.**





# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment



### *Alternative Definition – 2*

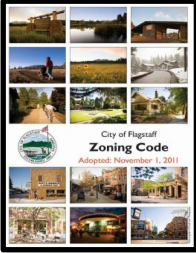
- **High Occupancy Housing Development, Single-Family. A single-family attached or detached dwelling unit with:**
  - **Seven or more bedrooms, or**
  - **Five or more sanitation facilities**





# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment



### *Definitions*

- Does the City Council desire to maintain staff's proposed definition of a Single-Family HOHD, or one of the alternative definitions?



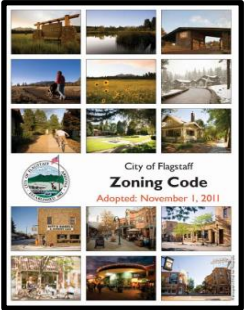
# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Zones that the HOHDs are allowed*

- **Single-Family:**

- Rural Residential (RR)
- Estate Residential (ER)
- Single-Family Residential (R1)
- Single-Family Residential Neighborhood (R1N)
- Medium Density Residential (MR)
- High Density Residential (HR)
- Manufactured Housing (MH)
- Community Commercial (CC)
- T3 Neighborhood 1 (T3N.1)
- T3 Neighborhood 2 (T3N.2)
- T4 Neighborhood 1 (T4N.1)
- T4 Neighborhood 1 – Open (T4N.1-O)
- T4 Neighborhood 2 (T4N.2)
- T4 Neighborhood 2 – Open (T4N.2-O)





# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Zones that the HOHDs are allowed*

- **Two-units:**

- Rural Residential (RR)
- Estate Residential (ER)
- Single-Family Residential (R1)
- Single-Family Residential Neighborhood (R1N)
- Medium Density Residential (MR)
- High Density Residential (HR)
- Suburban Commercial (SC)
- Community Commercial (CC)
- Highway Commercial (HC)
- Commercial Service (CS)
- Central Business (CB)
- T3 Neighborhood 2 (T3N.2)
- T4 Neighborhood 1 (T4N.1)
- T4 Neighborhood 1 – Open (T4N.1-O)
- T4 Neighborhood 2 (T4N.2)
- T4 Neighborhood 2 – Open (T4N.2-O)

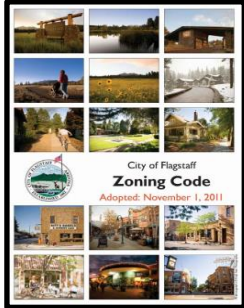


# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Zones that the HOHDs are allowed*

- **Three- and four-units and greater HOHDs:**
  - Rural Residential (RR)
  - Estate Residential (ER)
  - Single-Family Residential (R1)
  - Medium Density Residential (MR)
  - High Density Residential (HR)
  - Suburban Commercial (SC)
  - Community Commercial (CC)
  - Highway Commercial (HC)
  - Commercial Service (CS)
  - Central Business (CB)
  - T3 Neighborhood 2 (T3N.2)
  - T4 Neighborhood 1 (T4N.1)
  - T4 Neighborhood 1 – Open (T4N.1-O)
  - T4 Neighborhood 2 (T4N.2)
  - T4 Neighborhood 2 – Open (T4N.2-O)
  - T5 Main Street (T5)
  - T6 Downtown (T6)



\* An HOHD with four units or more is only allowed in the pedestrian shed of an activity center

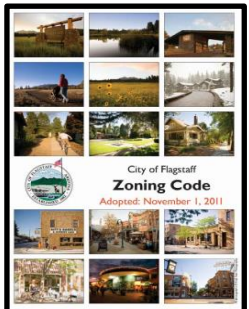


# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Zones that the MHOHDs are allowed*

- **Mixed-Use:**
  - **Suburban Commercial (SC)**
  - **Community Commercial (CC)**
  - **Highway Commercial (HC)**
  - **Commercial Service (CS)**
  - **Central Business (CB)**
  - **T5 Main Street (T5)**
  - **T6 Downtown (T6)**



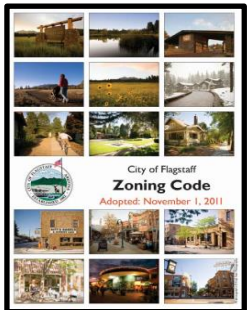


# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Maximum Densities*

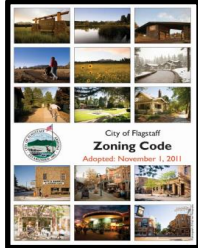
- **Residential Zones:**
  - **No change in the allowed densities**





# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment



### *Maximum Bedrooms per Acre*

Residential Zones Four-units and greater HOHDs	Bedrooms per Acre				
	W/O CUP in RPO	CUP in RPO	W/O CUP	CUP	CUP RAC
Rural Residential (RR) and Estate Residential (ER)	2.5 to 3	3.5 to 4	2.5 to 3	3.5 to 4	N/A
Single-Family Residential (R1)	12.5	17.5	15	21	
Medium Density Residential (MR)	22.5	31.5	35	49	per CUP
High Density Residential (HR)	55	77	72.5	101.5	per CUP

Without – W/O

Conditional Use Permit = CUP

Resource Protection Overlay = RPO

Inside of a pedestrian shed of a Regional Activity Center = RAC

Not Applicable – N/A



# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Maximum Densities*

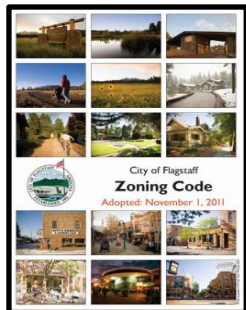
Commercial Zones	Dwelling Units per Acre			
	W/O RPO	RPO in AC	RPO	CUP AC
Suburban Commercial (SC)	13	13	13	per CUP
Community Commercial (CC)	29	29	22	
Highway Commercial (HC)				
Commercial Service (CS)				
Central Business (CB)				

Without = W/O

Conditional Use Permit = CUP

Resource Protection Overlay = RPO

Inside of a pedestrian shed of an activity center = AC





# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Maximum Bedrooms per Acre*

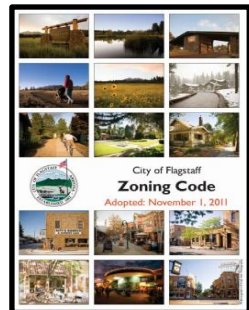
Commercial Zones Four-units and greater HOHDs	Bedrooms per Acre			
	W/O RPO	RPO AC	RPO	CUP
Suburban Commercial (SC)	35	35	35	per CUP
Community Commercial (CC)	72.5	72.5	55	
Highway Commercial (HC)				
Commercial Service (CS)				
Central Business (CB)				

Without = W/O

Conditional Use Permit = CUP

Resource Protection Overlay = RPO

Inside of a pedestrian shed of an activity center = AC



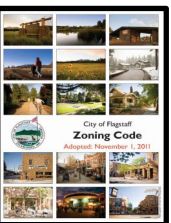


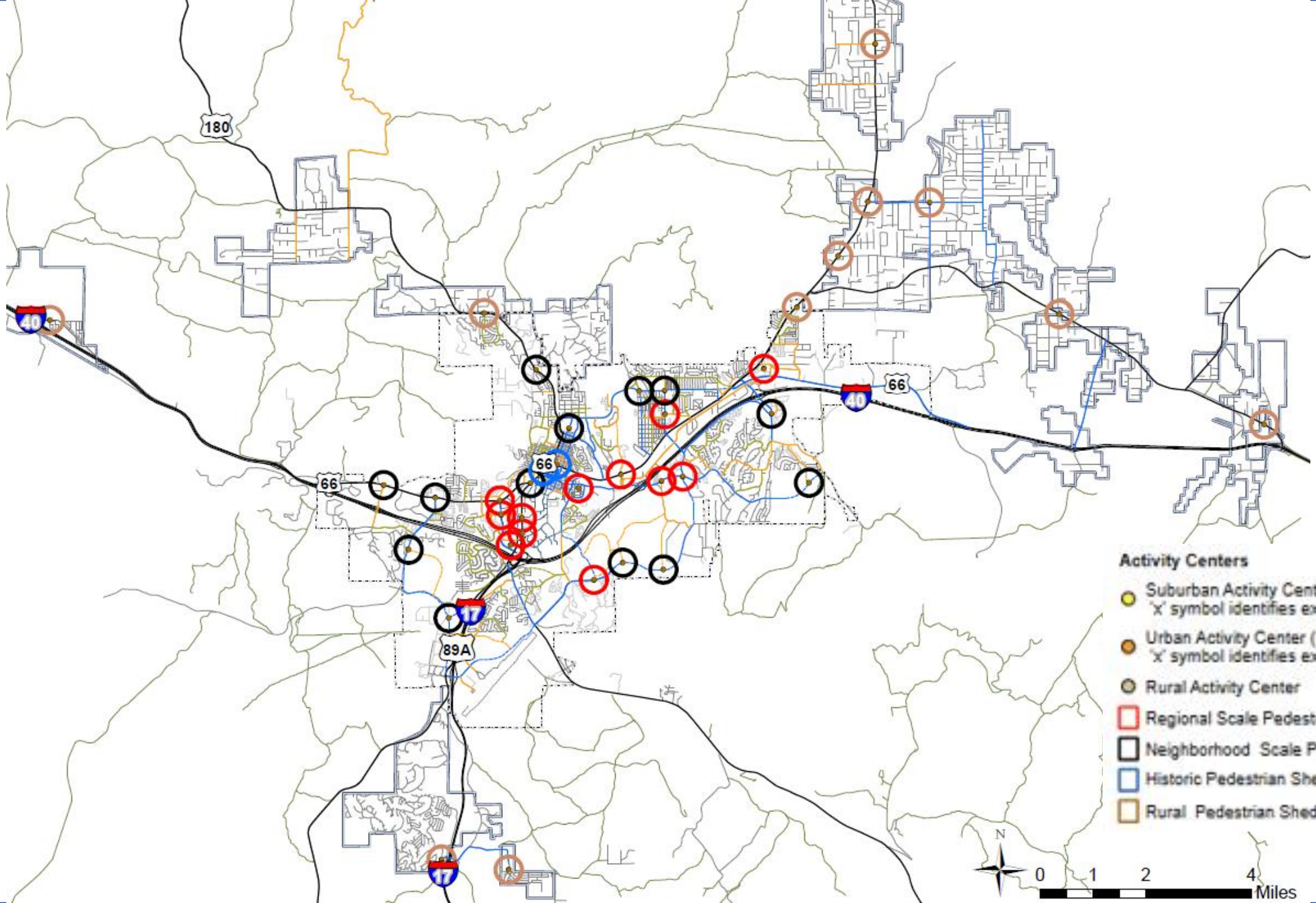
# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Specific to Use Requirements*

- **HOHD or MHOHD with four or more dwelling units shall be located inside of a pedestrian shed of an activity center**





- Activity Centers**
- Suburban Activity Center (S1)  
'x' symbol identifies existing center
  - Urban Activity Center (U1)  
'x' symbol identifies existing center
  - Rural Activity Center
  - Regional Scale Pedestrian Shed
  - Neighborhood Scale Pedestrian Shed
  - Historic Pedestrian Shed
  - Rural Pedestrian Shed



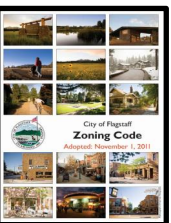


# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Specific to Use Requirements*

- **An HOHD in a Commercial Zone:**
  - **Shall be on a lot or parcel that is setback at least 300 feet from a Commercial Corridor, and**
  - **There shall be an existing primary mixed-use development or commercial use(s) between the HOHD and the Commercial Corridor street**
- **MHOHD shall comply with the mixed-use development standards**



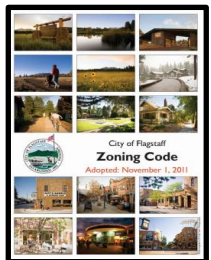


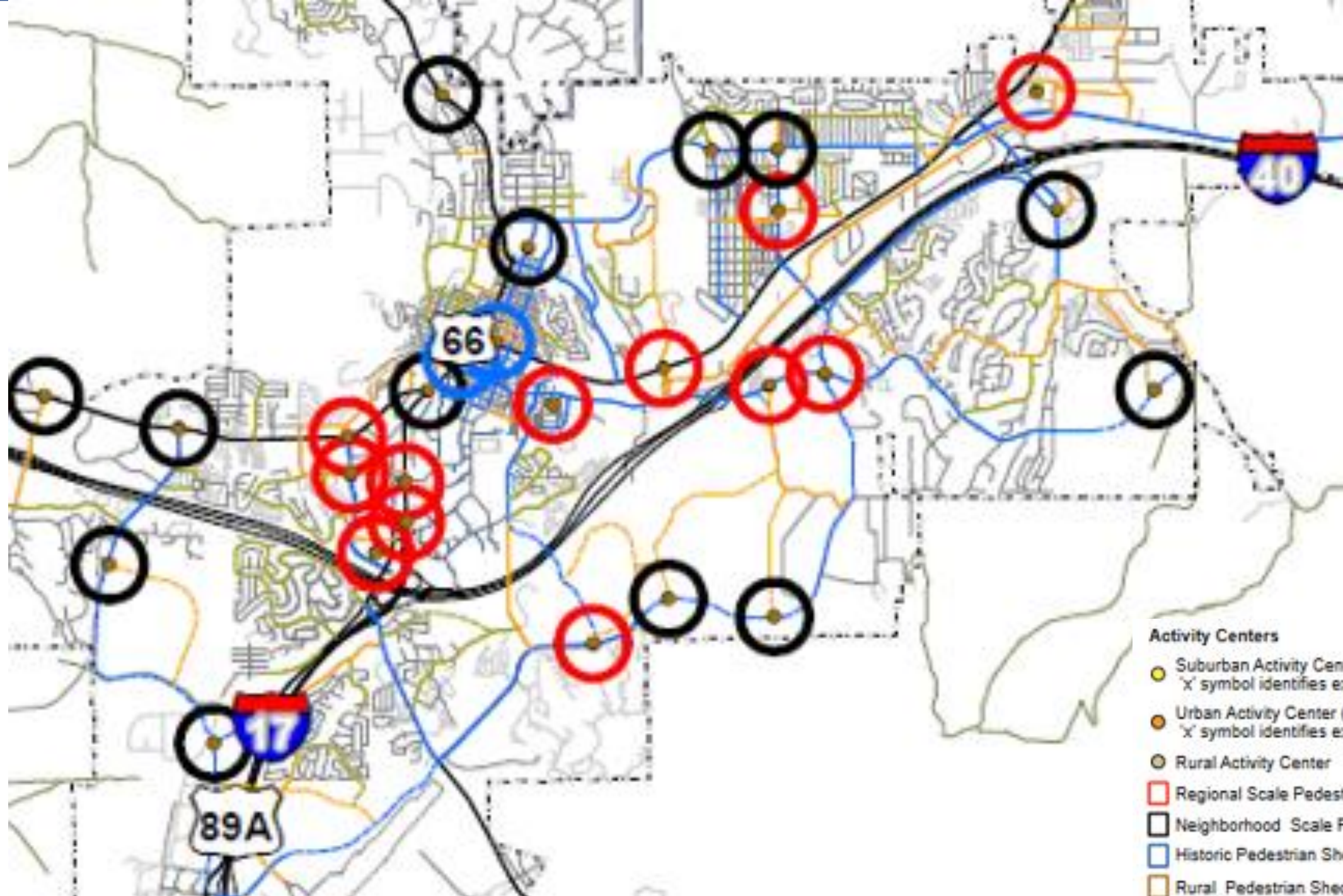
# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Specific to Use Requirements*

- **HOHD or MHOHD in a commercial zone may contain more than 50 dwelling units per acre and/or 125 bedrooms per acre inside of a pedestrian shed a Regional Activity Center**





- Activity Centers**
- Suburban Activity Center (S1)  
'x' symbol identifies existing center
  - Urban Activity Center (U1)  
'x' symbol identifies existing center
  - Rural Activity Center
- Pedestrian Sheds**
- Regional Scale Pedestrian Shed
  - Neighborhood Scale Pedestrian Shed
  - Historic Pedestrian Shed
  - Rural Pedestrian Shed

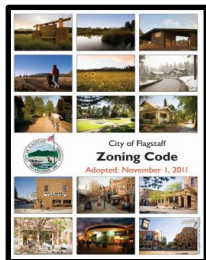


# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Specific to Use Requirements*

- **MHOHD shall be on a lot or parcel that:**
  - **Abuts a street classified as a commercial corridor shown on the General Plan; and**
  - **Is located inside of a pedestrian shed of an activity center delineated on the General Plan or applicable Specific Plan**



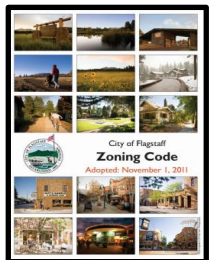


# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Specific to Use Requirements*

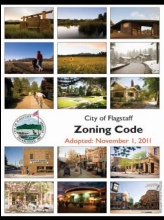
- **HOHD or MHOHD in a commercial zone may contain more than 50 dwelling units per acre and/or 125 bedrooms per acre inside of a pedestrian shed of a Regional Activity Center**
- **Prior to a land division that creates HOHD or MHOHD, a Conditional Use Permit shall be approved**
- **Requirement for typical floor plans or a typical residential unit study that shows how to convert an HOHD or MHOHD to a standard multiple-family development**





# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment



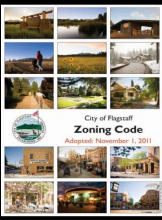
### *Specific to Use Requirements*

- **An HOHD or MHOHD that has more than 29 dwelling units per acre, or more than 72.5 bedrooms per acre, excluding a Single-family HOHD, shall have:**
  - **A minimum of 20% of the bedrooms contained in studio and/or one-bedroom dwelling units; and**
  - **A maximum of 30% of bedrooms contained in dwelling units with four bedrooms or more**
- **An HOHD or MHOHD that has 29 dwelling units per acre or less, or 72.5 bedrooms per acre or less, excluding a Single-family HOHD, shall not exceed a Bedroom-to-Dwelling Unit Ratio greater than 3.5**



# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment



### *Example: Large-Scale HOHD*

- The HOHD Development Site contains 850 bedrooms
  - Minimum number of studio and/or one-bedroom dwelling units:  $850 \times 20\% = 170$
  - Maximum number of bedrooms that may be contained in dwelling units with four or more bedrooms:  $850 \times 30\% = 255$  bedrooms
- The bedrooms of the HOHD Development Site could be divided among the different unit types as follows:

Studio units: 20

One-bedroom units: 150

Two-bedroom units: 103

Three-bedroom units: 73

Four-bedroom units: 60

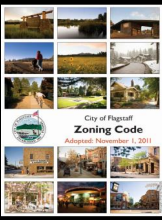
Five-bedroom units: 3

**Note.** The Bedroom-to-Dwelling Unit Ratio in the example is approximately 2.08



# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment



### *Example: Medium-Scale HOHD*

- A two-acre HOHD Development Site contains 87 bedrooms and 25 dwelling units
- Bedroom-to-Dwelling Unit Ratio shall not exceed 3.5

Three-bedroom units: 19

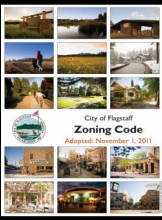
Five-bedroom units: 6

**Note.** The Bedroom-to-Dwelling Unit Ratio in the example is approximately 3.48



# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment



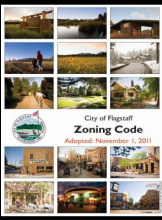
### *Specific to Use Requirements*

- **The Bedroom-to-Dwelling Unit Ratio limits a:**
  - **Two-unit HOHD and MHOHD to 7 bedrooms**
  - **Three-unit HOHD and MHOHD to 11 bedrooms**



# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment



### *Specific to Use Requirements*

- Does the City Council desire to maintain staff's proposal to apply the proposed Bedroom-to-Dwelling Unit Distribution to large HOHDs and MHOHDs, and Bedroom-to-Dwelling Unit Ratio to small and medium HOHDs and MHOHDs?

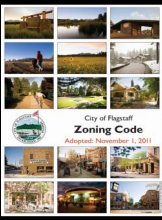
### Alternatively, use the:

- Bedroom-to-Dwelling Unit Ratio, or
- Bedroom-to-Dwelling Unit Distribution



# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment



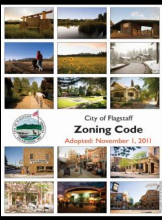
### *Specific to Use Requirements*

- **Maximum building footprint size:**
  - **Inside a pedestrian shed of a Historic Activity Center: Equal to, or less than, 5,000 square feet**
  - **Zoned Commercial Business (CB): Equal to, or less than, 22,000 square feet**
  - **Inside a pedestrian shed of a Regional Activity Center: No Maximum**
  - **Inside a pedestrian shed of an activity center in all other areas: Equal to, or less than, 22,000 square feet**
  - **If two or more of the above categories conflict, than the more restrictive shall apply**



# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment



### *Specific to Use Requirements*

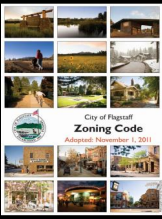
- **Minimum building footprint separation: The greater of 10 feet, or 1/3 the height of the taller structure**
  - **Does not apply to a development in the Commercial Business (CB) zone**



# High Occupancy Housing Zoning Code Text Amendment



## City's Proposed Zoning Code Text Amendment



### *Specific to Use Requirements*

- **Waste Management Plan**
- **Crime Free Multi-Housing Program**

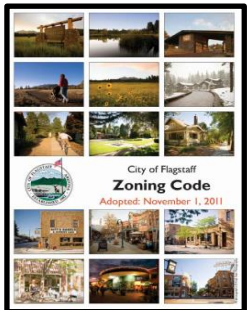


# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Conditional Use Permit HOH Specific Criteria*

- **Compliance with the Heritage Preservation requirements of the Zoning Code**
- **Agreement to maintain compliance with the Crime Free Multi-Housing Program**
- **Adequate transit service is available to the HOHD or MHOHD Development Site**



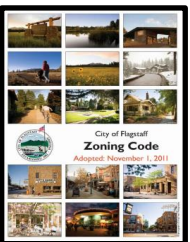


# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Vehicle Parking Requirements*

- **Single-family dwelling units with more than four bedrooms: 1 space for each additional bedroom with a maximum of 8 spaces**
- **Single-family, two- and three-unit HOHDs and MHOHDs: 1 space per bedroom**



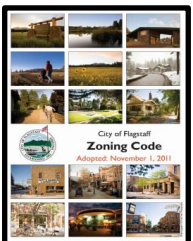


# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Vehicle Parking Requirements*

- **Four units and greater HOHDs and MHOHDs: The sum of:**
  - **1 to 75 bedrooms = 1 space per bedroom, plus**
  - **76 to 325 bedrooms = 0.90 spaces per bedroom, plus**
  - **326 to 650 bedrooms = 0.80 spaces per bedroom, plus**
  - **Greater than 650 bedrooms = 0.70 spaces per bedroom**
- **Commercial use in an MHOHD: 1 space per 300 square feet of gross floor area**



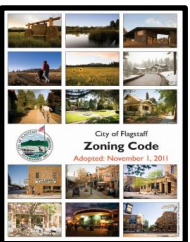


# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Vehicle Parking Requirements*

- **Parking demand reduction for an HOHD or MHOHD requires City Council approval**
- **Removed tandem parking allowance in the Transect and Commercial zones**



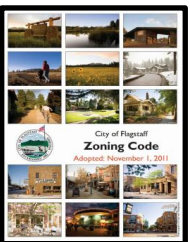


# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Bicycle Parking Space Requirements*

- **Minimum standard bicycle spaces required: Two bicycle spaces, or equal to 5% of the total number of bedrooms, whichever is greater**
- **Minimum secure bicycle parking spaces required: Equal to 15% of the total number of bedrooms**
- **Minimum standard bicycle spaces required for commercial uses: Two bicycle spaces, or 5% of the required non-residential vehicle parking spaces, whichever is greater**

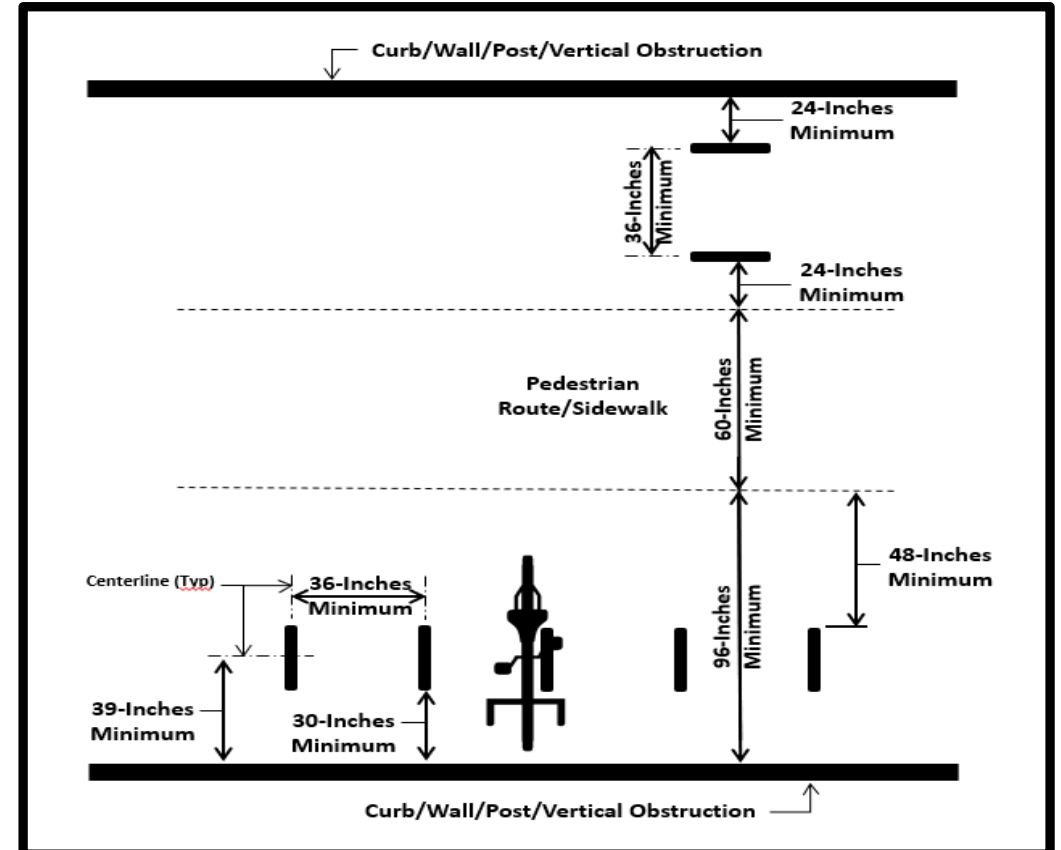
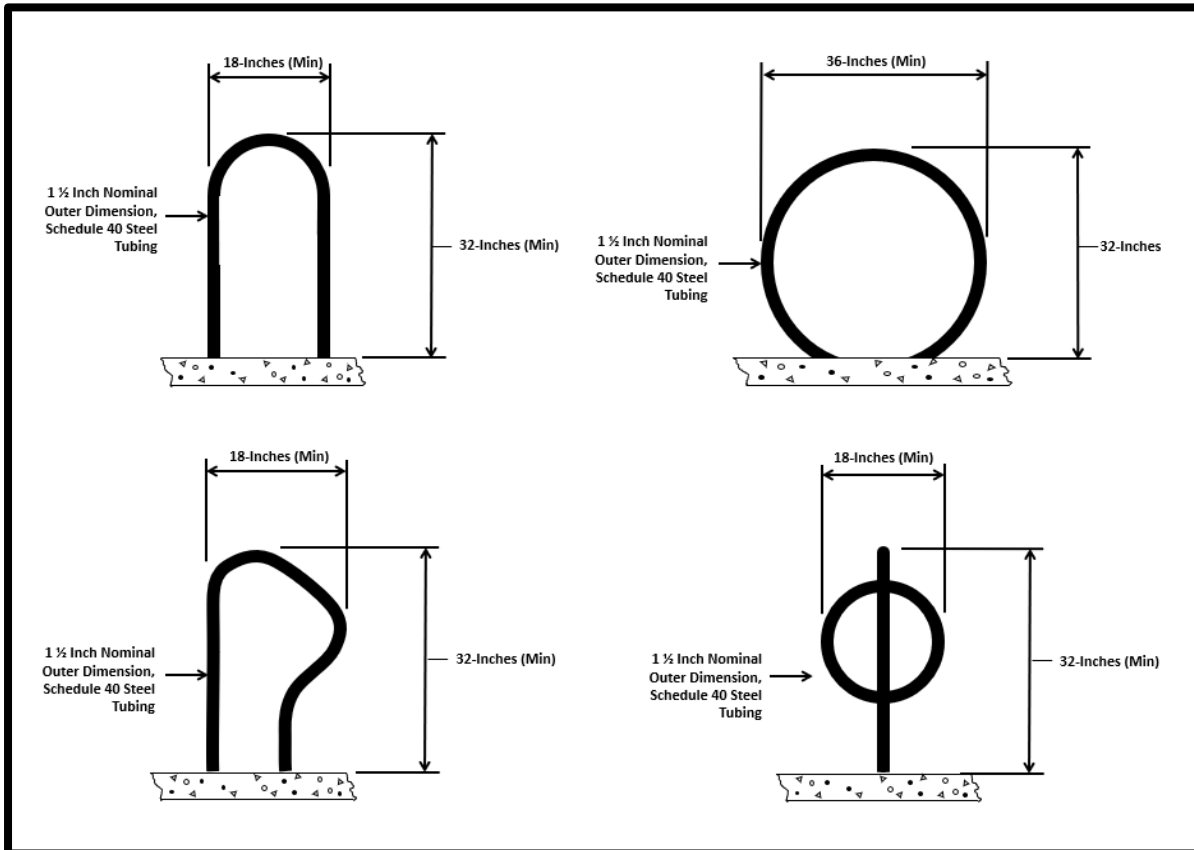




# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### Bicycle Parking Space Requirements

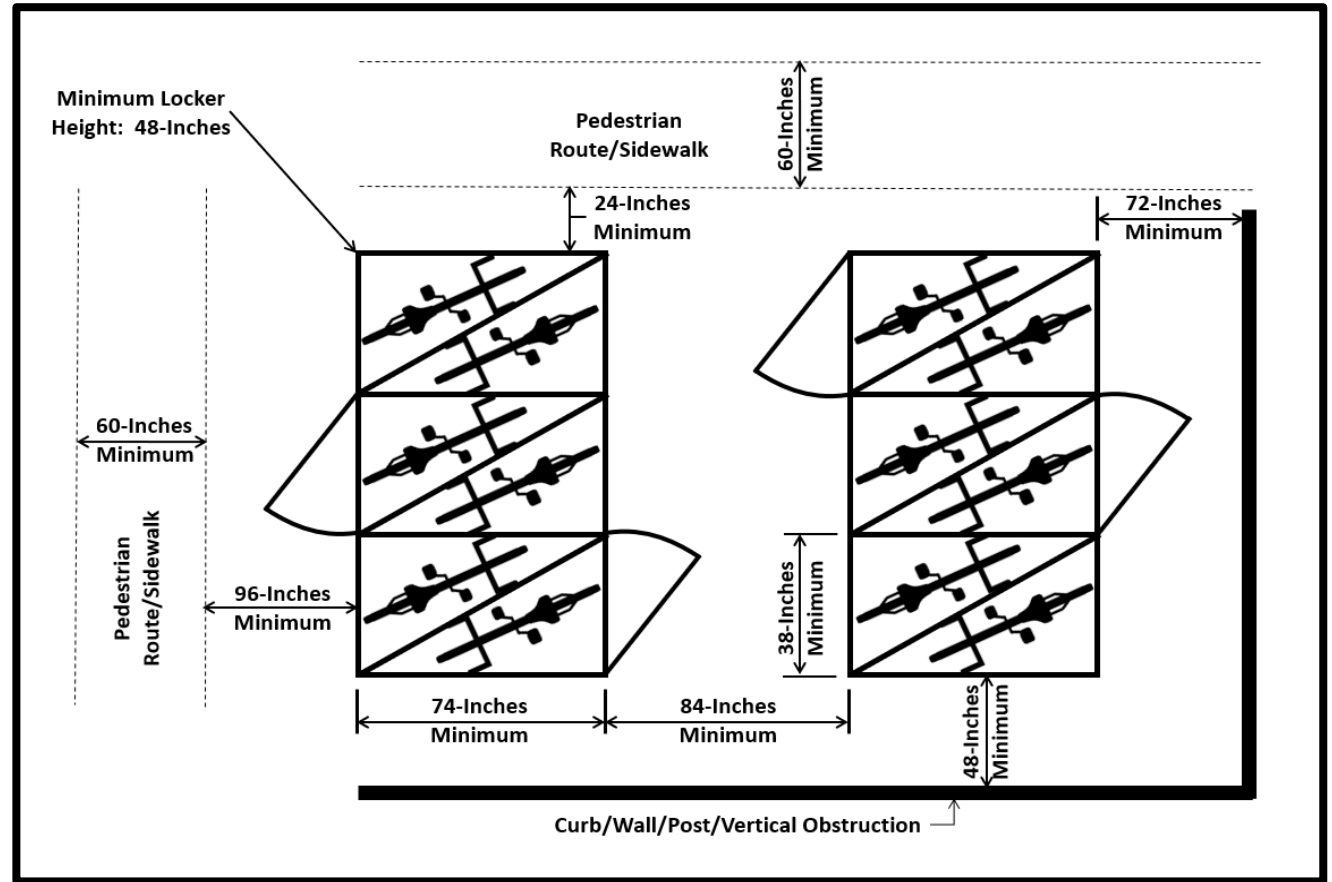
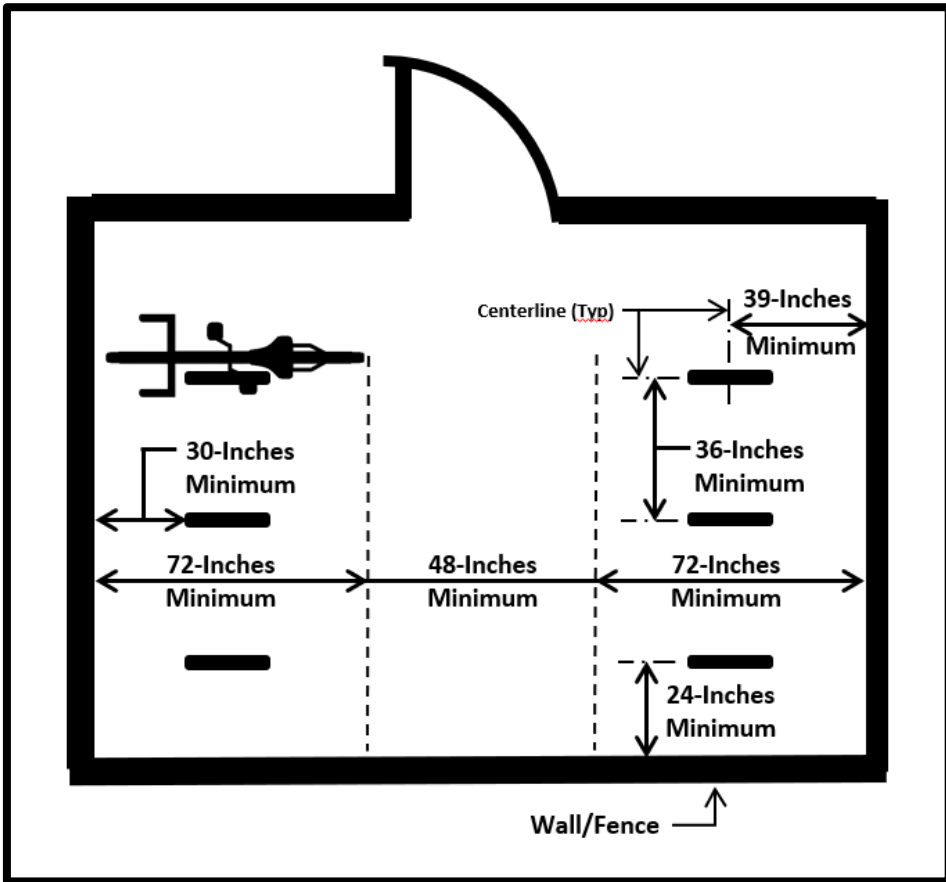




# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Bicycle Parking Space Requirements*



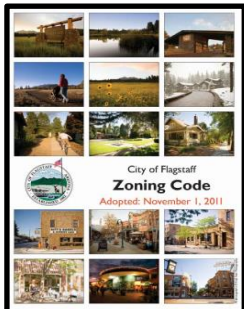


# High Occupancy Housing Zoning Code Text Amendment

## City's Proposed Zoning Code Text Amendment

### *Transit Pass Parking Reduction Pilot Program*

- **Allows a 20% reduction in the required parking spaces**
- **Limited to HOHDs and MHOHDs with a parking requirement of at least 100 spaces**
- **Total residential parking requirement shall not be reduced to an amount less than 0.65 spaces per bedroom**
- **Requires an agreement**





# High Occupancy Housing Zoning Code Text Amendment



## *Comments, Questions and Discussion*

