



PLANNING COMMISSION RECOMMENDATION 20220811-22

Date: November 8, 2022

Subject: Residential in Commercial Code Amendment

Motioned By: Commissioner Azhar

Seconded By: Commissioner Thompson

Recommendation

Approve Staff's recommendation related to amending Title 25 of the City Code to create an affordable housing bonus program and include the following amendments:

1. Ensure that there is no 500 ft highway buffer in ordinance applicability. The ordinance must be applied with the 500 ft foot buffer and if needed, we recommend that council give direction to further study the issue.
2. Require Pedestrian-Oriented Commercial Spaces for a certain portion of the ground floor at the edge of the property fronting a transit corridor, including dimensional requirements and allowable commercial uses from the VMU ordinance.
3. Prohibit Type 2 and Type 3 STR. (This would be consistent with the compatibility ordinance as well)
4. Remove certain lease requirements from ordinance as indicated in proposed text change. Start a process to assess what lease requirements should be included in all density bonuses, including a stakeholder engagement process. Once we have identified a clear list of items that will support tenants and ensure bonus participation, we should make those changes across all density bonus programs.
5. Add advanced design standards from the VMU program.
6. Provide an incentive for ground floor retail by increasing height of the first level by 5 to 10 feet to accommodate a higher ceiling on the first floor.
7. Remove MU standards and replace with standards from the VMU program.

Vote : 11-0

For: Chair Shaw, Vice-Chair Hempel and Commissioners Anderson, Azhar, Cox, Flores, Howard, Llanes Pulido, Mushtaler, Shieh and Thompson

Absent: Commissioner Schneider

One vacancy on the dais (District 2)

Attest: Andrew D. Rivera

A handwritten signature in black ink, appearing to read 'A. Rivera', written in a cursive style.

Planning Commission Staff Liaison