



Zoning Code Clean-Up Amendments

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Chapter 27.04, “Definitions”

- Curb Level – remove antiquated definition, no longer serves a purpose;
- Floor Area – clarify and reorganize calculation of floor area ratio including garages, carports, covered structures, patios and similar structures regardless of the number of open sides.

Chapter 27.64, “Off-Street Parking and Loading”

- Current code language for loading berths prohibits an applicant from requesting a SPAR to omit the required off-street loading unless it can be demonstrated that only street access to the building is available.
- The prerequisite language is unclear in that every property that is developed or proposed for development must have access to a street.
- Remove the prerequisite language and add title to clarify the table applies to both on-street and off-street loading berths.

Chapter 27.71, “Landscape for Planning Applications” and Chapter 27.78, “Variance”

- City Council adopted Chapter 13.40 Protected Trees (5/3/2021) which updated the city’s requirements in line with current best practices.
- Changes are intended to align with Chapter 13.40 for internal consistency, incorporate best practices, and provide clarity for applicants regarding trees.

Title 27, “Zoning Code”

- Current code references Uniform Building Code (UBC) in multiple places, UBC was last publication was in 1997 & no longer used.
- Change would replace references to Uniform Building Code (UBC) with the California Building Code throughout the zoning code.

Next Steps

- Following the Planning Commission meeting, this item will be scheduled for a public hearing before the City Council for introduction at the next available meeting date.
- Following the City Council introduction meeting, the code amendments will be brought back to City Council for adoption, and will then go into effect 30 days after adoption.

Action Requested of Planning Commission

Recommend to the City Council adoption of an Ordinance to amend the Zoning Code as follows: Chapter 27.04, “Definitions” to remove curb level and clarify floor area; Chapter 27.64, “Off-Street Parking and Loading” to clarify on-street loading provisions and Site Plan and Architectural Review (SPAR) provisions; Chapter 27.71, “Landscape for Planning Applications” to clarify tree provisions; Chapter 27.78, “Variance” to clarify tree provisions; and Title 27, “Zoning Code” to update all references to the California Building Code.

Thank You

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