

Zoning Advisory Group

Meeting #3

Mixed Use Districts

August 31, 2022



Agenda

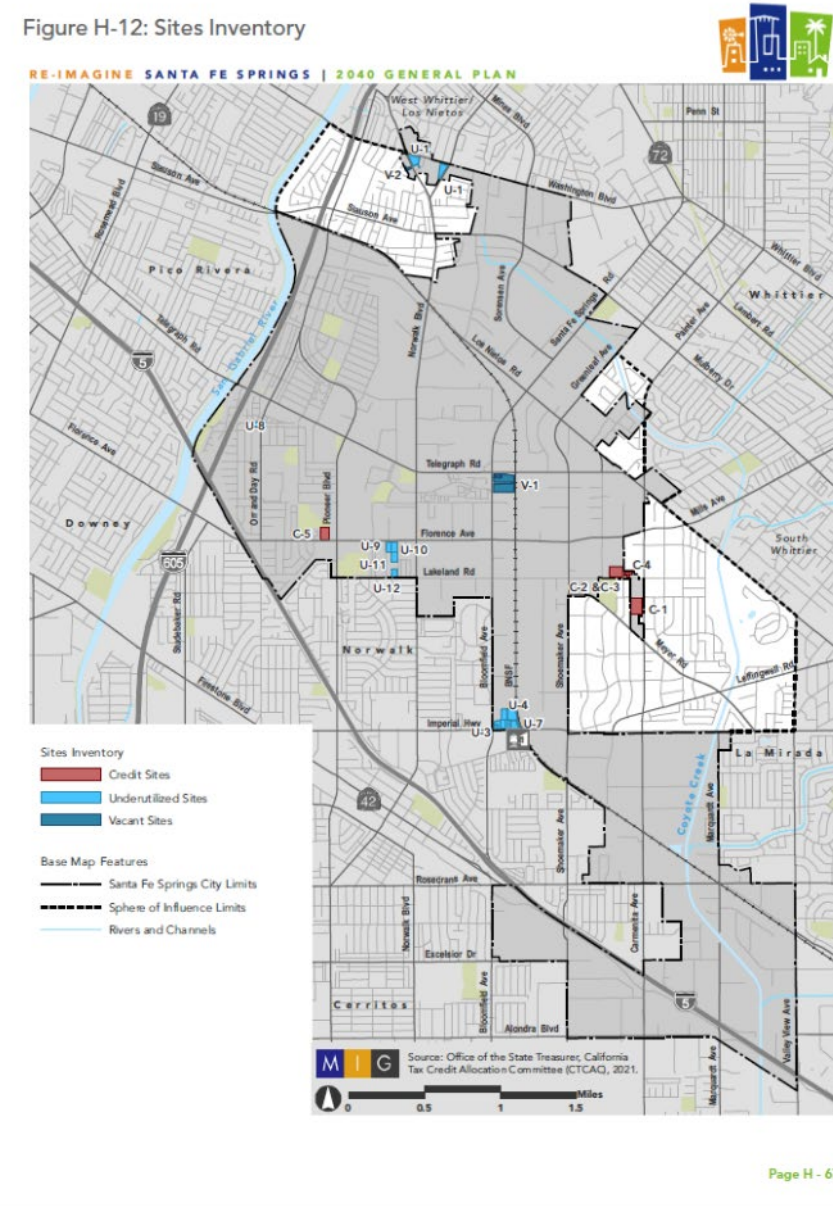
- Overview
- Mixed-Use Zones
- Next Steps
- Questions/Comments

Mixed-Use Zones

Why Change?

- Consistency requirement with General Plan: Land Use Element and Housing Element
- Meet Regional Housing Needs Assessment (RHNA): General Plan and zoning must provide capacity for 952 new housing units




Figure H-12: Sites Inventory



Mixed Use

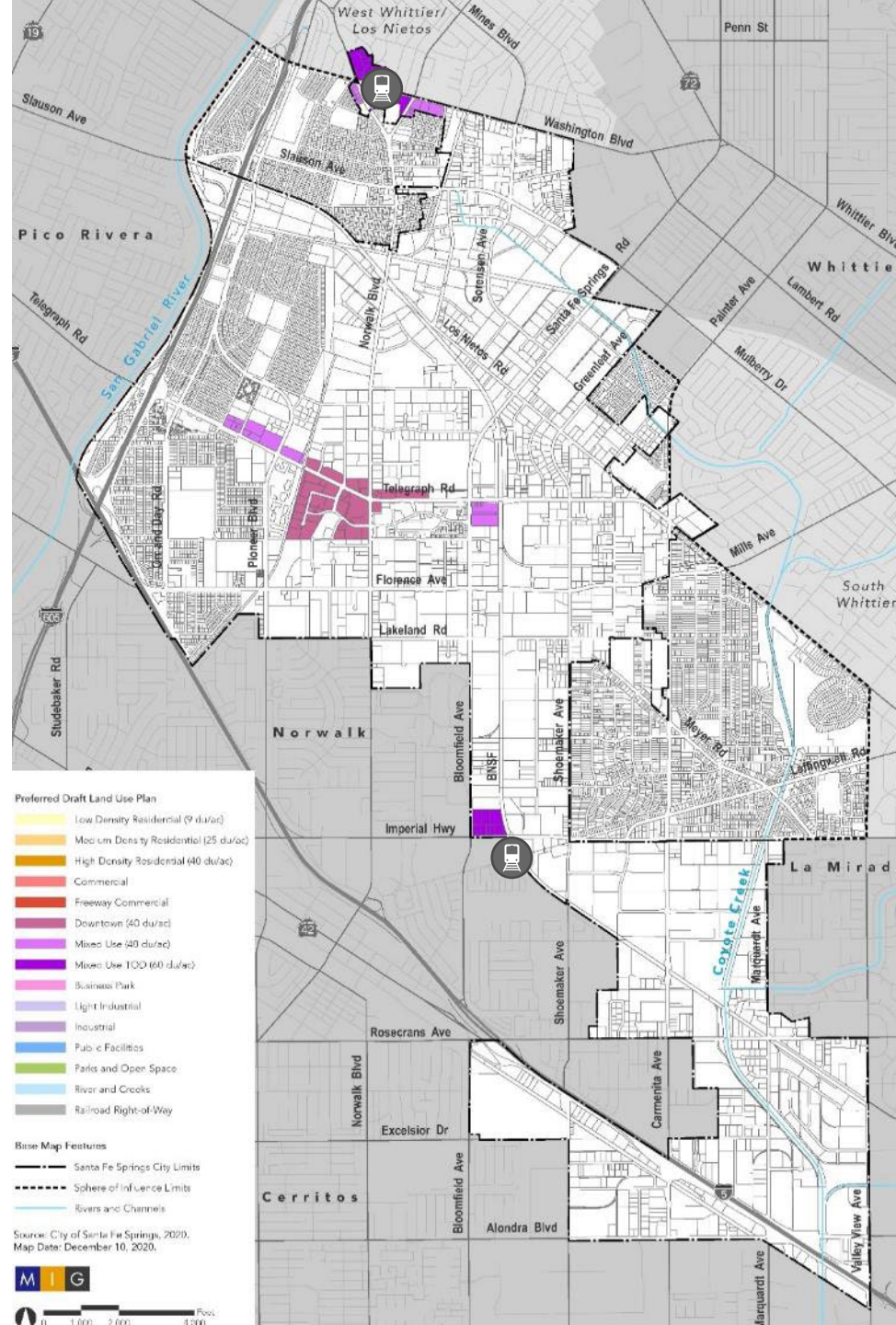
These districts provide for the compatible integration of residential, commercial, office, and/or industrial uses on a single project site.

Land Use Plan

-  Downtown (40 du/ac)
-  Mixed Use (40 du/ac)
-  Mixed Use TOD (60 du/ac)



Existing/Proposed Transit Stations



Mixed Use Zone Districts

- Purpose
- Uses
- Development Standards
- Required Off-Street Parking, Loading, and Bicycle
- Landscaping, Outdoor Space, and Storage
- Pedestrian-Oriented Standards
- Setbacks and Location of Vehicle Areas
- Building Entries
- Window Requirements
- Residential Uses on Storefront Streets
- Architectural Design Standards
- Streetscape Requirements

Mixed Use Zones - Uses

A GUIDED TOUR THROUGH THE DRAFT REGULATIONS



Next Steps

Focused Zoning Amendment Upcoming Meetings

September 2022	Oct/Nov 2022
Business Working Group Meeting	Planning Commission Public Hearing
Finalize Zoning Text	City Council Public Hearing

Questions/Comments

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