

Item 10 B | Presentation, Planning Commission
November 5, 2025

Housing Element Program 32: By-Right Approval of Residential Uses on Certain Sites



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Agenda

- I. Background**
- II. Proposed Change**
- III. Staff Recommendation**

Internal

I. Background

Program 32 - *2023-2032 Housing Element Update*

1. Amend the Zoning Code to provide by-right approval of projects with 20 percent lower income units on opportunity sites that are reused from the previous Housing Element cycles.
2. Create an additional GIS layer in the public facing Community Map portal to identify all Sites Inventory sites



Question for the Commission:

Shall projects be subject to Design Review?

- California Government Code allows jurisdictions to subject qualifying projects to design review.
- BMC Section 23.406 (Design Review) applies to all projects in Non-Residential Districts
- Design Review decisions can be appealed to the ZAB and the City Council

Staff Recommendation

Conduct a public hearing, receive public comment, and upon conclusion, make a recommendation to the City Council to adopt the proposed amendment.

Internal

Thank you!

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