

Supplemental Agenda Packet

Planning Commission

March 4, 2026

Concerns have been raised (most prominently in the Elmwood) about small business displacement, disruption, and use of density bonus projects, due to the remarkably small geography of upzoning compared to the much larger Shattuck and Solano zoning areas.

Alternate Three

Limit height increases to the Opportunity Sites identified in the staff report as the parcels most feasible and probable to develop. This would remove small parcels with businesses vulnerable to displacement, while directing housing to large parking lots and parcels without spillover effects on the contiguous commercial parcels.

However, to be compliant with our housing element's zoned capacity, which requires approval by HCD, the Opportunity Sites should increase their height limits to compensate for the loss in housing capacity on smaller sites. Without compensation in density, the overall capacity for new housing in the identified, high-resource neighborhoods would decrease, which would jeopardize our housing element's approval by HCD over fair housing compliance.

The subcommittee was not able to consider the proposed Objective Design Standards nor the Small Business Protection proposals in detail and therefore recommends that the Planning Commission consider these items at the next Commission meeting.