

## ATTACHMENT 1A

*Recommendation 1: Staff recommends the following changes to the Land Use Tables of the CLUDC for compliance with State Law.*

Revise 17.21.030(B) Table 2-1 Allowable Land Uses and Permit Requirements for Residential Zoning Districts as follows:

| TABLE 2-1<br>Allowed Land Uses and Permit<br>Requirements for Residential Zoning<br>Districts | PERMIT REQUIRED BY<br>DISTRICT |   |    |     |     |     |                                | Specific<br>Use<br>Regulations |  |
|---|--------------------------------|---|----|-----|-----|-----|--------------------------------|--------------------------------|--|
|   | RR                             | RS  | RL | RM  | RH  | RVH |                                |                                |  |
|   | P                              | Permitted Use, Zoning Clearance required                              |    |     |     |     |                                |                                |  |
|   | MUP                            | Minor Use Permit required (see<br>Section <a href="#">17.71.060</a> ) |    |     |     |     |                                |                                |  |
|   | UP                             | Use Permit required (see Section <a href="#">17.71.060</a> )          |    |     |     |     |                                |                                |  |
|   | S                              | Permit requirement set by Specific Use<br>Regulations                 |    |     |     |     |                                |                                |  |
|   | —                              | Use not allowed   |    |     |     |     |                                |                                |  |
| LAND USE (1)  | RR                             | RS  | RL | RM  | RH  | RVH | Specific<br>Use<br>Regulations |                                |  |
| RESIDENTIAL USES  |                                |   |    |     |     |     |                                |                                |  |
| Duplex  | P                              | P   | P  | P   | P   | P   | <a href="#">17.42.170</a>      |                                |  |
| Condominium conversion - 3 units maximum<br>per parcel  | —                              | —   | —  | P   | UP  | UP  |                                |                                |  |
| Home occupation   | P                              | P   | P  | P   | P   | P   | <a href="#">17.42.080</a>      |                                |  |
| Mobile home park  | UP                             | UP  | UP | UP  | UP  | UP  | <a href="#">17.42.110</a>      |                                |  |
| Mobile/manufactured home  | P                              | P   | P  | P   | P   | P   | <a href="#">17.42.110</a>      |                                |  |
| Multi-family housing, 2 or 3 units  | —                              | —   | —  | P   | P   | P   | <a href="#">17.42.120</a>      |                                |  |
| Multi-family housing, 4 or more units   | —                              | —   | —  | UP  | UP  | P   | <a href="#">17.42.120</a>      |                                |  |
| Organizational house (sorority, monastery,<br>etc.)   | —                              | —   | —  | UP  | UP  | UP  |                                |                                |  |
| Residential accessory use or structure  | P                              | P   | P  | P   | P   | P   | <a href="#">17.42.160</a>      |                                |  |
| Residential care facility for the elderly<br>(RCFE)   | —                              | —   | —  | UP  | UP  | UP  |                                |                                |  |
| Residential care, 6 or fewer clients, in a<br>single-family dwelling                          | P                              | P   | P  | P   | P   | P   |                                |                                |  |
| Residential care, 7 or more clients   | —                              | —   | —  | UP  | UP  | UP  |                                |                                |  |
| Rooming or boarding, 3 or more persons  | —                              | —   | —  | MUP | MUP | MUP |                                |                                |  |
| Second units – ADU/JADU   | P                              | P   | P  | P   | P   | P   | <a href="#">17.42.170</a>      |                                |  |
| Single-family dwelling  | P                              | P   | P  | P   | P   | P   |                                |                                |  |
| Tiny homes  | P                              | P   | P  | P   | P   | P   | <a href="#">17.42.175</a>      |                                |  |

*Recommendation 2: to clarify that a duplex would be allowed in lieu of a single-family residential unit and not in addition to, the following update is also proposed to 17.21.050 Residential District Site Planning and Building Standards:*

**TABLE 2-4 - RR, RS, AND RL DISTRICT DEVELOPMENT STANDARDS**

| Development Feature | Requirement by Zoning District   |                            |                               |
|---------------------|--|----------------------------|-------------------------------|
|                     | RR<br>Rural Residential  | RS<br>Suburban Residential | RL<br>Low Density Residential |
| Density             | Maximum number of dwelling units allowed on a single parcel.   |                            |                               |
|                     | 1 dwelling unit or one duplex per parcel; or 1 dwelling Unit and one second unit and one JADU where allowed by <a href="#">17.42.170</a> . |                            |                               |

*Recommendation 3: as established by Senate Bill 234(2019) the following changes are proposed to comply with state law regarding permitting for in-home day care.*

SERVICES

|   |     |     |     |     |     |     |                           |
|---|-----|-----|-----|-----|-----|-----|---------------------------|
| Adult day care - 6 or fewer clients         | —   | —   | —   | —   | —   | —   |                           |
| Adult day care - 7 or more clients          | —   | —   | —   | —   | —   | —   |                           |
| Child day care - Small family day care home | P   | P   | P   | P   | P   | P   |                           |
| Child day care - Large family day care home | MUP | MUP | MUP | MUP | MUP | MUP | <a href="#">17.42.060</a> |

*Recommendation 4: Revise the following portions of 17.22.030(C) Table 2-6 Allowable Land Uses and Permit Requirements for Commercial Zoning Districts as follows:*

| TABLE 2-6<br>Allowed Land Uses and Permit Requirements for Commercial Zoning Districts | P                           | Permitted Use, Zoning Clearance required                           |     |    |    |                          |
|--|-----------------------------|--|-----|----|----|--------------------------|
|  | MUP                         | Minor Use Permit required (see Section <a href="#">17.71.060</a> ) |     |    |    |                          |
|  | UP                          | Use Permit required (see Section <a href="#">17.71.060</a> )       |     |    |    |                          |
|  | S                           | Permit requirement set by Specific Use Regulations                 |     |    |    |                          |
|  | —                           | Use not allowed  |     |    |    |                          |
| LAND USE (1)   | PERMIT REQUIRED BY DISTRICT |  |     |    |    | Specific Use Regulations |
|  | CN                          | CO   | CBD | CG | CH |                          |

RESIDENTIAL USES

|                                |     |     |     |     |   |                           |
|--------------------------------|-----|-----|-----|-----|---|---------------------------|
| Emergency/transitional shelter | —   | —   | —   | P   | — |                           |
| Home occupation                | P   | P   | P   | P   | P | <a href="#">17.42.080</a> |
| Live/work unit                 | MUP | MUP | MUP | MUP | — | <a href="#">17.42.090</a> |

| LAND USE (1)                                     | PERMIT REQUIRED BY DISTRICT |      |        |        |      | Specific Use Regulations  |
|--|-----------------------------|------|--------|--------|------|---------------------------|
|  | CN                          | CO   | CBD    | CG     | CH   |                           |
| Multi-family dwellings                           | P                           | UP   | UP     | UP     | UP   | <a href="#">17.42.120</a> |
| Residential care facility for the elderly (RCFE) | —                           | UP   | UP     | UP     | —    |                           |
| Residential care facility, 7 or more clients     | —                           | UP   | UP     | UP     | —    |                           |
| Residential component mixed use project          | P                           | UP   | P(2)   | UP     | UP   | <a href="#">17.42.100</a> |
| Single Residential Unit                          | MUP(3)                      | --   | MUP(4) | MUP(4) | --   | Add citation              |
| Second unit – ADU/JADU                           | P(5)                        | P(5) | P(5)   | P(5)   | P(5) | <a href="#">17.42.170</a> |

Key to Zoning District Symbols

|     |                           |    |                                |
|-----|---------------------------|----|--------------------------------|
| CN  | Neighborhood Commercial   | CG | General Commercial             |
| CO  | Office Commercial         | CH | Highway and Visitor Commercial |
| CBD | Central Business District |    |                                |

Notes:

- (1) See Article [10](#) for land use definitions.
- (2) Use allowed only on second or upper floors, in compliance with Section [17.22.060.B](#) (Limitation on Location of Allowable Uses).
- (3) Use permitted only for lots in the CN zone that do not front a major collector, as defined in the General Plan.
- (4) Use permitted only for existing structures that have the appearance of a single residential dwelling unit, per the Citywide Design Guidelines.
- (5) Use permitted only on parcels with existing single residential unit or existing/proposed multifamily development, and only in compliance with § 18.42.170.