

# Proposed Municipal Code Amendment Worksheet- City Council Direction and Follow-up needed

## City Council Meeting August 8, 2018

Proposed Amendment	Reason to Include	Sections	Comments
Allow State-licensed group homes, foster homes, residential care facilities by right with 6 or fewer persons in any residential zoning and with administrative approval of group homes with greater than 6 persons	Per Housing Element	17.38.080(D) 17.16.020	Removed CUP from all categories, added Administrative Permit for group homes with greater than 6 persons. Add any standards for group homes with greater than 6 persons? Off-street parking, traffic control, noise control. <b>Yes, add standards with admin permit. Make sure there is adequate off-street parking. Look into public notice with admin approval.</b>
Include provisions of Government Code Section 65852.2 re accessory dwelling units	Per Housing Element	17.70 17.13.030 17.13.080(A) 17.16.020 17.70.040J 17.19.020	Added Accessory Dwelling Unit as a Residential Use Type (replaced Second dwelling unit). Permitted in all residential zones. Should it be a requirement that one of the units be occupied by the property owner? <b>Check into density requirements: Can you add an ADU if it will exceed 8 units per acre?</b> <b>Check into how CC&amp;Rs could impact this.</b> <b>No, it should not be a requirement that one of the units be occupied by the property owner; both can be tenant-occupied.</b>

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Outdoor Storage Include screening requirement for storage containers in all zones (PC recommendation).	Numerous staff questions regarding interpretation of outdoor storage. Screening- Per previous PC direction, and court decision.	17.13.090(X) (Definition as commercial use type) Added as never permitted as a primary use- 17.16.020 17.19.020 17.22.030 17.25.020 17.34.020 17.34.030 17.106.030 (added definition of shipping container)	Clarified that outdoor storage can't be the primary use (i.e. no storage of delivery trucks on a lot where there is no business). Outdoor storage is not permitted on an undeveloped lot.  For all use types- Screen any outdoor storage, including shipping containers on all sides through a combination of building design, dense landscaping at least 6' high, and/or other solid screening material (i.e. siding, fencing). Outdoor storage that is not completely screened is not permitted.  Make sure the definition for outdoor storage adequately addresses "normal" use of vehicles, boats, RVs, so that usable vehicles, boats, RVs aren't considered storage that has to be screened.  Check into the junkyard regs we already have. How many cars can currently be stored? Perhaps storage of non-op vehicles vs. licensed, registered.  Check too if it makes sense to incorporate oversized vehicles and/or revise and incorporate some of those provisions in this section.  No shipping containers on small lots; maybe look at the percentage of undeveloped portion of lot covered by storage.  Outdoor storage on undeveloped lot OK if there are 2 adjacent lots under the same control, i.e. undeveloped lot adjacent to lot with house under the same ownership, OK for outdoor storage; same for commercial use.  See if other small cities have a good ordinance that we can use.
Temporary RV Occupation	Per CC direction	17.73.030 17.73.030(4)	Added a clause that "a recreational vehicle, trailer, coach, or mobile home may be used as a temporary residence to accommodate visitors for a period of time not to exceed fourteen (14) days on a continual bases during any calendar year or 30 days on an intermittent basis during any calendar year on land owned or leased by the host an on which there is located a permanent dwelling occupied by the host. The property owner or host must obtain an administrative permit prior to occupancy of the recreational vehicle, trailer, coach, or mobile home."  Keep previous CC direction.
Make a CUP required for auto repair facilities in all commercial zones.	Consistency with other auto repair facilities in the CC zone.	17.19.020	Revise to CUP (from P) in CMU and SC zoning designations.  Need enforcement of CUP conditions.

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Open Air Vending Mobile Vending	To address Farmer's Markets and Community Gardens	17.13.090(W) 17.16.020 17.19.020 17.22.020 17.34.020(E)(4) 17.50 17.106.030 (remove definition)	Farmer's Markets and community gardens allowed everywhere other than residential? Fee per event? Incorporate standards of mobile vending, and remove the current Mobile Vending Section 5.06. Allow "ice cream truck" uses? Allow mobile vending at the park? (i.e. popsicle sales) <b>Look into Farmer's Markets on City Property- is there something that makes sense to be able to include Farmer's Markets at City Park since there is established parking, ADA access, restrooms, trash, etc. Possible to keep discussion of potential use of public/City property for Farmer's Markets separate from revision of this section.</b> <b>Yes, there should be a fee. Look into establishing a fee schedule for admin permit.</b> <b>See if there's a better place in the muni code to address community gardens.</b>
Remove requirement for separate utilities for adding a 2 <sup>nd</sup> unit	Staff questions- has been a previous issue.	17.70.040(E)	No separate meter required. <b>Agree- no separate meter required.</b>
Short-Term Rental	Regulations for short-term rentals (VRBO, Airbnb).	17.13.080 17.13.080(I) 17.16.020 17.19.020 17.22.020 17.25.020	Include standards: Allowed everywhere. Subject to TOT. Admin Permit with business license. Add penalty for no permit. Standards- review off-street parking, trash collection, parties, noise, other <b>Include safety requirements and inspection process.</b> <b>Make sure there is adequate off-street parking and other standards included</b> <b>Definitely would need to pay TOT, there are no changes needed to the TOT ordinance because the definition of hotel is broad enough to cover just about any type of short-term rental.</b>
Carport	Staff questions	17.34.030(C)(1), (D)(1), (E)(1)	Comply with snow load, wind load. No snow shedding onto neighbor. Don't need to maintain setbacks (for temporary carports). Building Dept. to review a set of plans <b>OK to move forward with this.</b>

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Administrative Permit Administrative Variance	Consistency	17.88.020 (AP) 17.82.020 (Variance)	Took out the public hearing requirement for an admin permit (or waiving the public hearing) and admin variance. Clarified Admin Variance <b>Agree with taking out public hearing for admin permit.</b> <b>Verify there is an appeal process.</b>
Camping on City property		9.33	8.40.030 allows for camping on City property with written permission from city administrator. This would be for a single person. Added "Special event" to Section 9.33 Festivals. Special event standards: OK to be sponsored by a nonprofit or community-based organization? Camping OK? # of people to be considered an event? Fee? <b>All camping should be sponsored by the City, for events by non-profit and community organizations. No limit to the number of people.</b> <b>Check to make sure this is consistent with the Facility Use Permit.</b> <b>Yes, fee</b>
Free-standing bracket signs	Staff question	17.76.160(C)(8) 17.76.160(D)(12)	Permitted on corners, away from building entrance? <b>No, keep policy of no off-site commercial signage.</b>
Home Occupation Permit	Staff question	17.55.050	Home delivery; up to 2 regular deliveries OK for Tier A, any number of regular deliveries OK for Tier B, big vehicle deliveries for Tier C. <b>OK to move forward with this.</b>