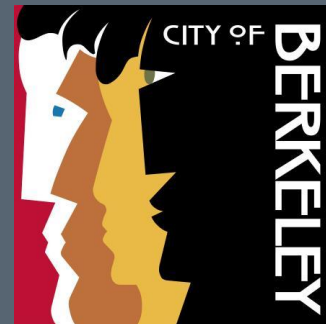




Zoning Implementation Project

SOUTHSIDE AREA

November 14, 2023
City Council Public Hearing



Requests of City Council

Review proposed zoning changes, ask clarifying questions, and hold a public hearing;

Adopt ordinance amendments to the BMC and zoning map to revise zoning standards;

Adopt resolutions to amend the General Plan and General Plan map to revise land use designations; and

Refer to the City Manager to analyze prevailing wage requirements, as recommended by the Planning Commission.

Why are we encouraging Southside zoning changes?

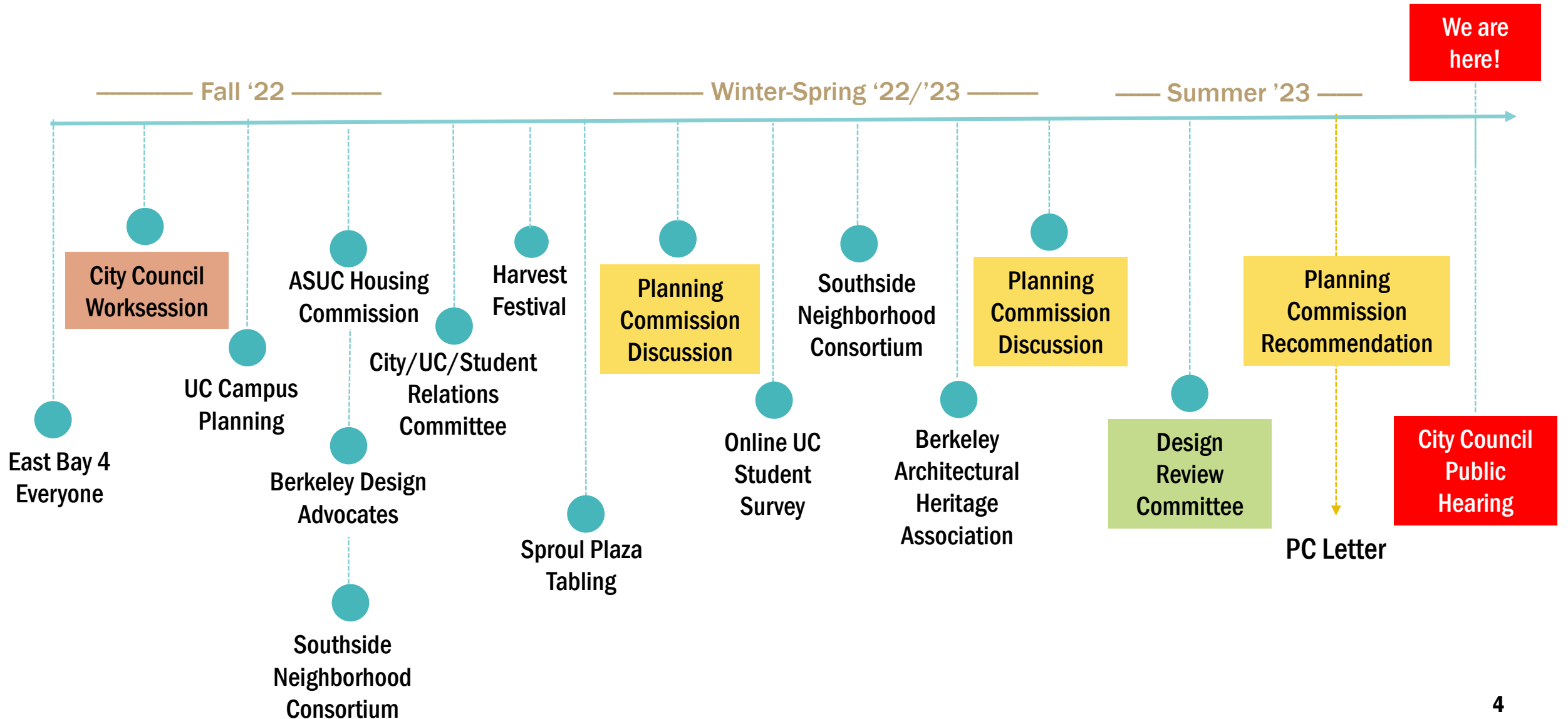
City Council Referrals + Reports

1. Community Benefits within C-T (2016)
2. Non-Commercial Ground Floor in C-T (2017)
3. Pilot Density Program in C-T (2017)
4. Increase Height and FAR in Southside (2017)
5. Increase Student Housing (2018)
6. More Student Housing Now (2018)

Housing Element Update (January 2023)

- Program 27 – Priority Development Areas
- Program 33 – Residential Zoning Code Amendments

Outreach & Engagement



Planning Commission Letter

1. Prevailing Wage

- Referral to City Manager to analyze prevailing wage requirements

2. Land Value Capture and Community Benefits

- Affordable housing fee, Southside Nexus Fee Study, HARD HATS, Southside Local Density Bonus referral

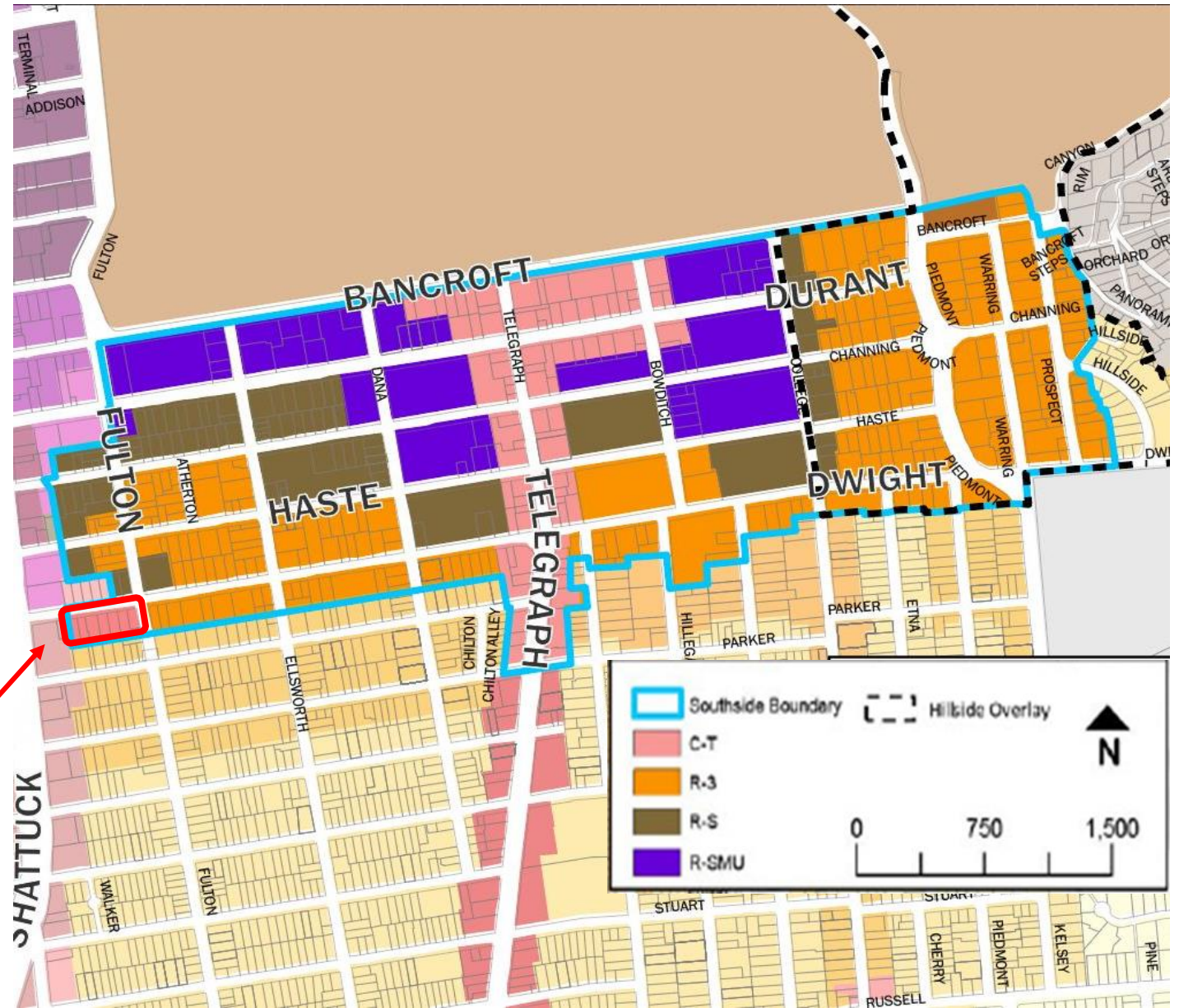
3. Master Leasing

- City – UC Settlement Agreement

SOUTHSIDE PLAN AREA

R-3, R-3H, R-S, R-SH,
R-SMU, and C-T
Zoning Districts

No changes to C-SA



SOUTHSIDE ZONING STANDARDS

1. Ground Floor Retail in the C-T
2. Maximum FAR
3. Minimum Densities
4. Maximum Height
5. Revised Setbacks
6. New Open Space and Amenities
7. Lot Coverage and Building Separation



Ground Floor Residential Use - C-T District

Entire commercial frontage except for utilities, driveways, pedestrian access, lobbies.

Commercial depth must be 30 feet from front property line.



2556 Telegraph Ave



2526 Durant Ave



2510 Channing Way

Proposed Development Standards - Southside

New Standards

Maximum Floor Area Ratio (FAR)

Minimum Density

Revised Standards

Maximum Height

Minimum Setbacks

Required Open Space

Removed Standards

Minimum Building Separation

Maximum Lot Coverage

Minimum Lot Size

ATTACHMENT 6. EXISTING AND PROPOSED SOUTHSIDE DEVELOPMENT STANDARDS TABLES

Table 1. Existing Development Standards - Southside Area
Standards in gray are included in proposed changes.

Use	R-3	R-3H	R-S	R-SH	R-SMU	C-T (south of Dwight)	C-T (north of Dwight)
	Multiple-Family Residential	Multiple-Family Residential Hills Overlay	Residential High Density Subarea	Residential High Density Hills Overlay	Residential Southside District	Telegraph Avenue Commercial	
Single-Family	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH
Two-Family	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH
Multi-Family	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH
Group Living Accommodation	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH
Mixed-Use Residential	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH	UPPH
Live/Work	NP	NP	NP	NP	NP	ZC	ZC
Ground-floor residential	Allowed	Allowed	Allowed	Allowed	Allowed	Not allowed	Not allowed
Min. Density (DU/acre) - Round to the nearest whole number	60	60	100	100	150	200	
Max. Density (DU/acre)	No Max.	No Max.	No Max.	No Max.	No Max.	No Max.	No Max.
Min. Lot Area (sf)	No Min.	No Min.	No Min.	No Min.	No Min.	No Min.	No Min.
Max. FAR	3.0	3.0	4.0	4.0	7.0	8.0	
Min. Usable Open Space (sf per 1,000 sf residential floor area)	150	150	50	50	40	40	
Min. Height (ft)	No Min.	No Min.	No Min.	No Min.	No Min.	35	
Max. Height (ft) [1]	45	35	55	35	85	85	
Max. Height (stories)	No Max.	3	No Max.	3	No Max.	No Max.	
Min. Setback, Front (ft)	10	10	No Min.	No Min.	No Min.	No Min.	
Min. Setback, Rear (ft)	10	10	4	4	4	No Min.	
Min. Setback, Interior (ft)	4	4	4	4	No Min.	5 if adjacent to R District, otherwise no min	
Min. Setback, Street Side (ft)	4	4	No Min.	No Min.	No Min.	Same as adjacent R District, otherwise no min	
Min. Building Separation (ft)	No Min.	No Min.	No Min.	No Min.	No Min.	No Min.	
Min. Residential Parking Spaces	No Min.	No Min (1 space/unit if road narrower than 26 ft)	No Min.	No Min (1 space/unit if road narrower than 26 ft)	No Min.	No Min.	
Max. Residential Parking Spaces	0.5 spaces/unit	0.5 spaces/unit (None if road narrower than 26 ft)	0.5 spaces/unit	0.5 spaces/unit (None if road narrower than 26 ft)	0.5 spaces/unit	0.5 spaces/unit	

NEW STANDARD - Floor Area Ratio (FAR)

<i>Zoning District</i>	<i>Current</i>	<i>Proposed</i>
R-3 <i>(Southside only)</i>	None	3.0
R-S		4.0
R-SMU		7.0
C-T <i>(south of Dwight)</i>	4.0	8.0
C-T <i>(north of Dwight)</i>	5.0	



Southgate Apartments
2526 Durant
(C-T)



**UC
Residence
Halls - Unit 2**

Proposed

Based roughly on 95% of zoning envelope (height) x (setbacks)

NEW STANDARD – Minimum Density, No Max Density

Zoning District	CURRENT Min. or Max. Units per Acre	CURRENT Max. SF Per GLA Resident	Proposed Minimum Units per Acre
R-3 <i>(Southside only)</i>	None	350	60
R-S			100
R-SMU		175	
C-T <i>(south of Dwight)</i>		350	200
C-T <i>(north of Dwight)</i>			



400 sq.ft. studio



800 sq.ft. two-bed



1,385 sq.ft. four-bed



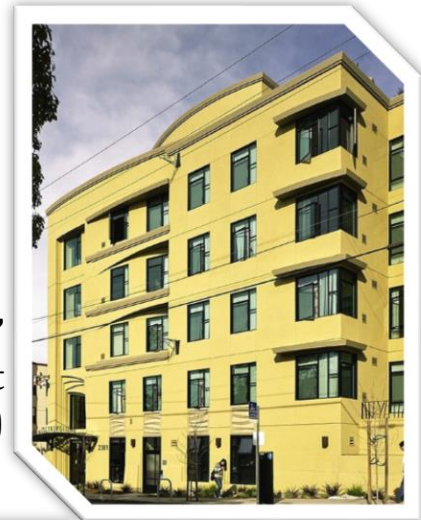
1,885 sq.ft. five-bed

Maximum Height

Zoning District	Current		Proposed
R-3 <i>(Southside only)</i>	35' (increase with AUP)	3 stories	45 feet (average)
R-S	35' (45' with UP)	3 stories (4 with UP)	55 feet (maximum)
R-SMU	60', (65-75' with UP)	4 stories (5 with UP)	85 feet (maximum)
C-T <i>(south of Dwight)</i>	50' (65' with UP)	5 stories	85 feet (maximum)
C-T <i>(north of Dwight)</i>	65', (75' with UP)	6 stories	



45'
2724 Channing
(R-3H)



55'
2301 Durant
(R-SMU)



85'
2580 Bancroft (C-T)

Minimum Setbacks

Zoning District	Current	Proposed
R-3 <i>(Southside only)</i>	Front and Rear: 15 ft Interior Side: 4 ft to 6 ft* Street Side: 6 ft to 10 ft*	Front : 10 ft. Rear: 10 ft. Interior Side: 4 ft Street Side: 4 ft.
R-S	Front : 10 ft Rear: 10 ft to 17 ft* Interior Side: 4 ft to 8 ft* Street Side: 6 ft to 10 ft*	Front : None Rear: 4 ft Interior Side: 4 ft Street Side: None
R-SMU	Front : 10 ft* Rear: 10 ft to 19 ft* Interior Side: 4 ft to 10 ft* Street Side: 6 ft to 10 ft*	Front : None Rear: 4 ft Interior Side: None Street Side: None
C-T	None	No Change

*Varies by # of stories, interior vs. corner lot
Can be modified with an AUP or UP



0 ft front
2327 Dwight (R-3)



4 ft side
2418 Atherton (R-3)



15 ft front
2400 Dana (R-S)

Open Space

Zoning District	Current Requirement (per unit)	Proposed Requirement (per 1,000 sf residential area)
R-3	200 sf	150 sf
R-S	50 sf	50 sf
R-SMU and C-T	40 sf	40 sf

Usable Open Space - Shared Residential Amenities

Multi-purpose room



Meetings/Study



Recreation

Up to 50% of the total usable open space required may be met through shared residential amenities.



Fitness Center



Pet Washing Room

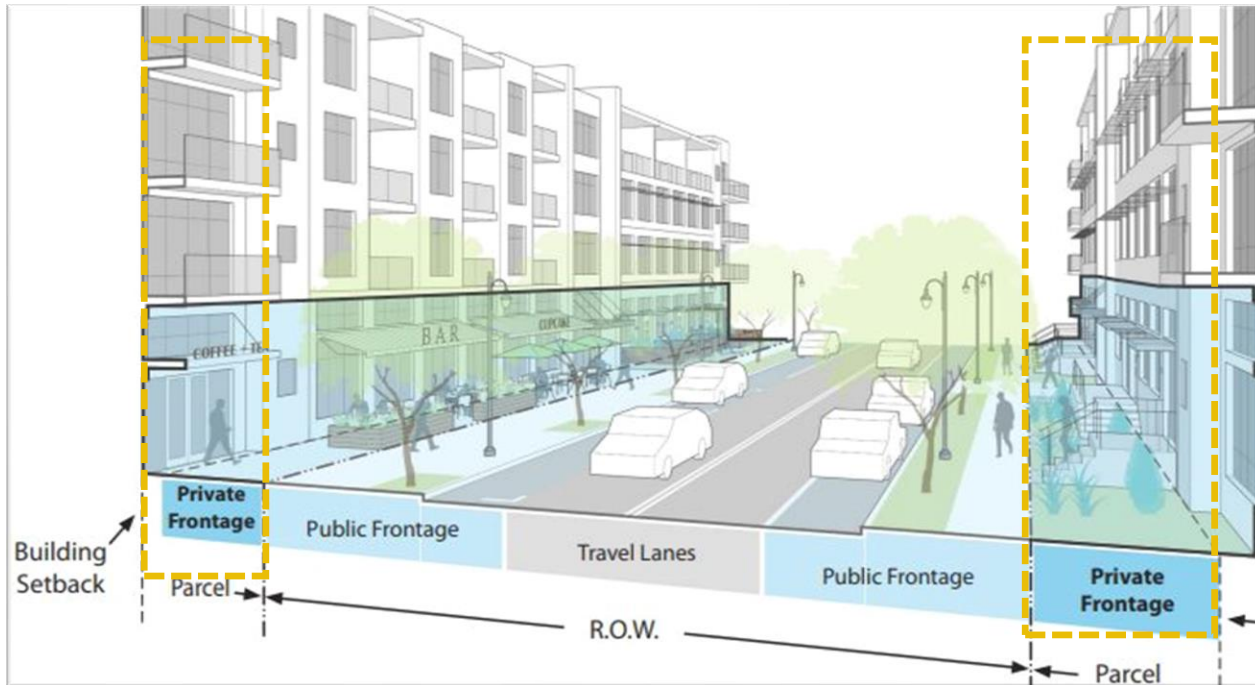


Usable Open Space - Pedestrian Amenities

Allowed in R-S, R-SMU, C-T only

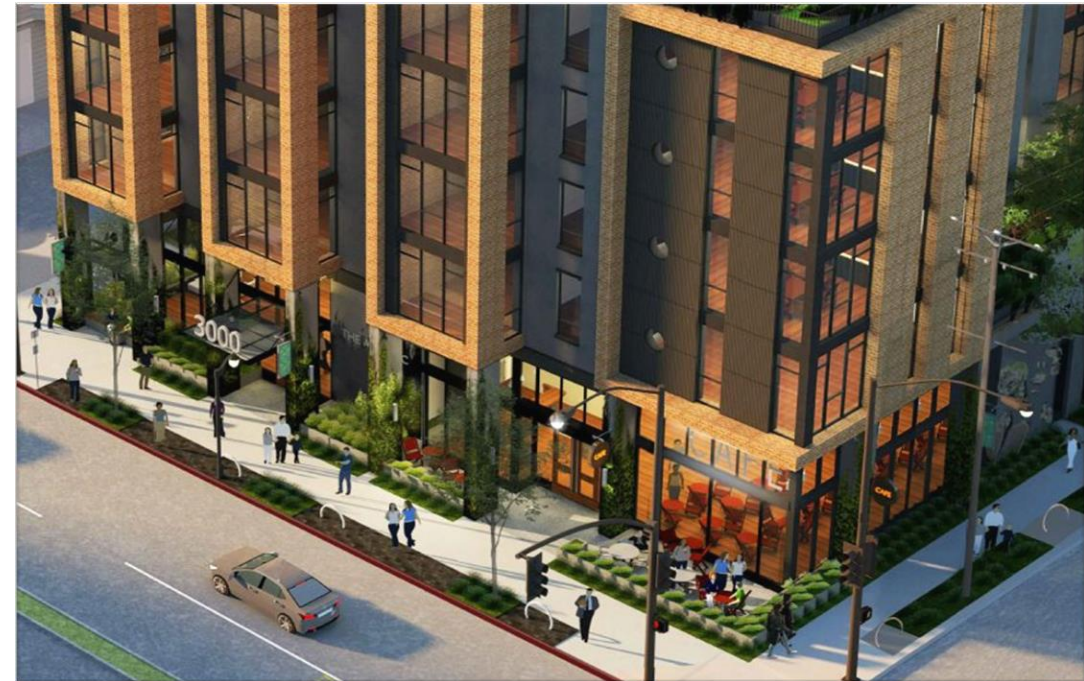
1.5x credit toward usable open space requirement

Private Frontage: Building frontage on private property



Source: Oxnard Downtown Code

Example Project: 3000 San Pablo @ Ashby



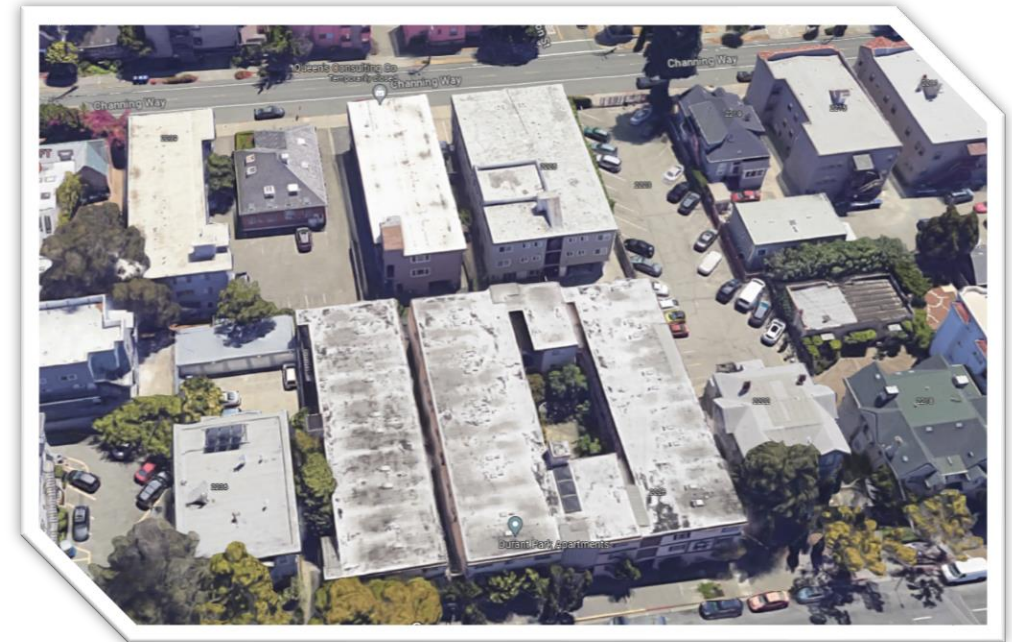
Source: Trachtenberg Architects

Minimum Building Separation

Current Requirements

Zoning District	1 st Story	2 nd Story	3 rd Story	4 th Story	5 th Story	6 th Story
R-3 <i>(Southside only)</i>						
R-S	8' ¹	12' ¹	16' ¹			
R-SMU				20' ¹		
C-T <i>(south of Dwight)</i>	No minimum					
C-T <i>(north of Dwight)</i>						

¹ Reduce with AUP



2200 Block of Durant and Channing (R-3)

Proposed

No minimum

(Building & Fire Code continue to apply)

Maximum Lot Coverage

Zoning District	Current
R-3 <i>(Southside only)</i>	30-50%*
R-S	55-70%*
R-SMU	40-60%*; 100% with AUP
C-T <i>(south of Dwight)</i>	100%
C-T <i>(north of Dwight)</i>	

**Varies by # of stories, interior vs. corner lot*



**Dwight Way, Haste Street, Piedmont Ave, College Ave
(R-3H)**

Proposed

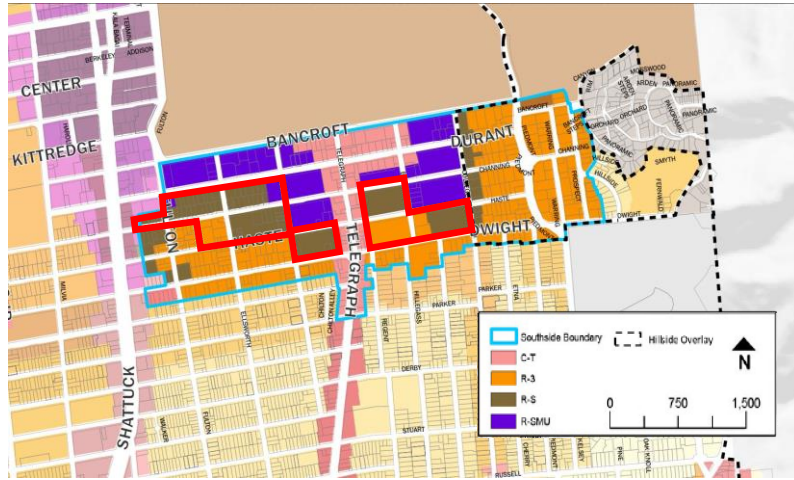
No maximum
(Buildings regulated by height, FAR and setbacks)

SOUTHSIDE MAP ADJUSTMENTS

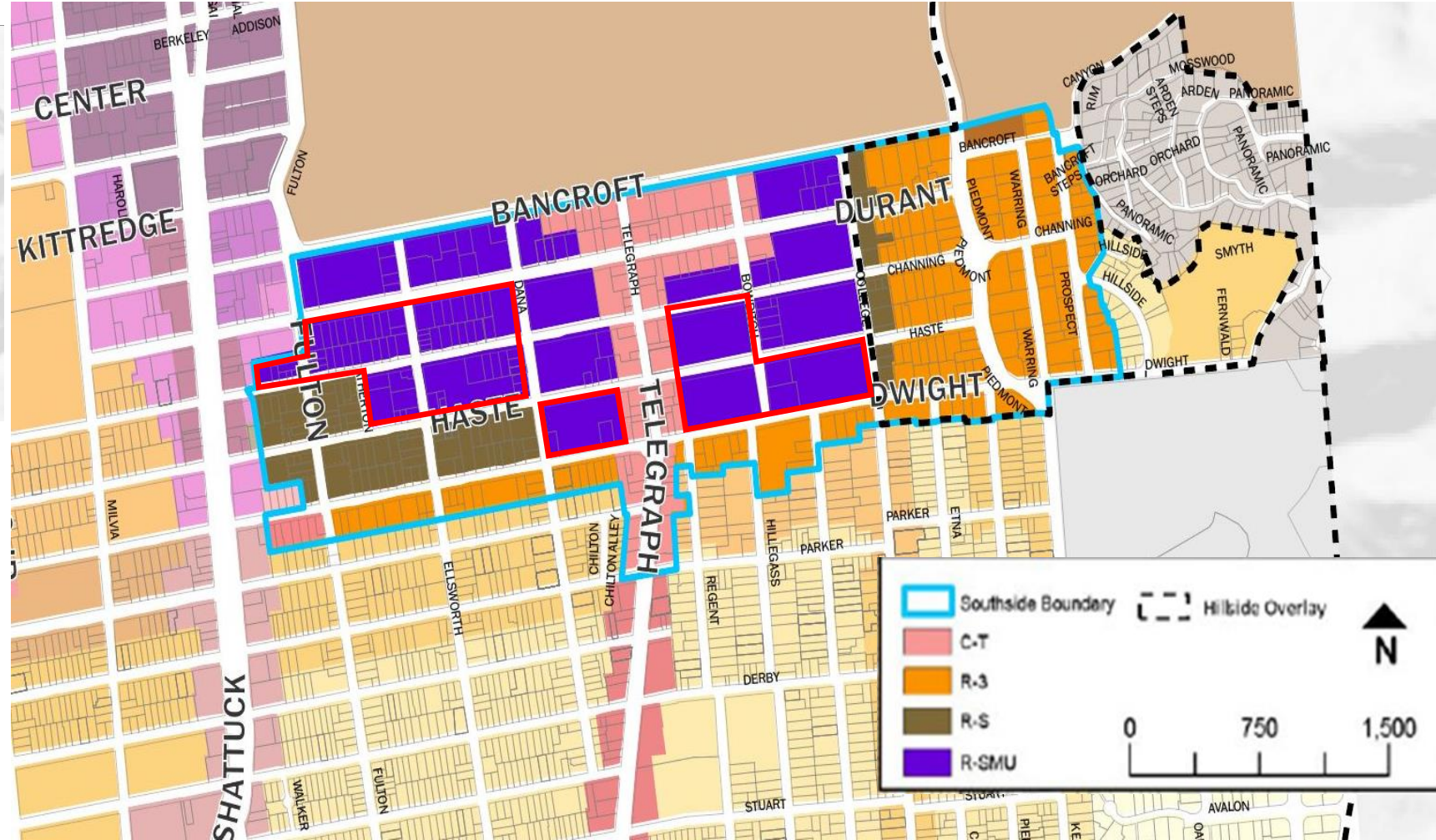
ZONING AND GENERAL PLAN MAPS



Southside Zoning Map Amendments – Expand R-SMU

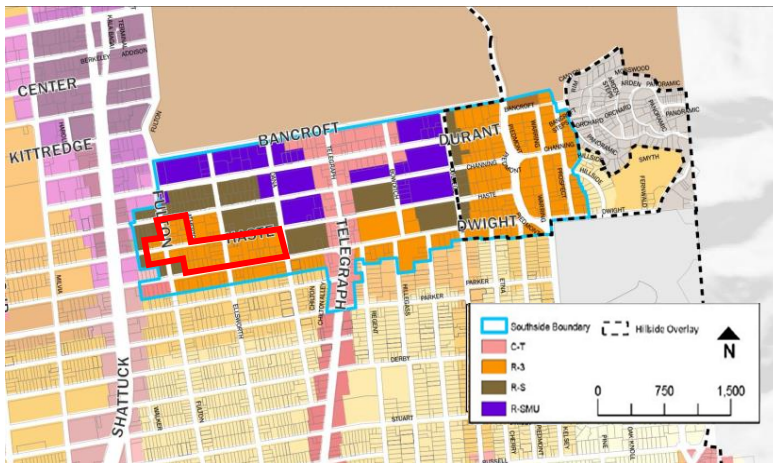


Current

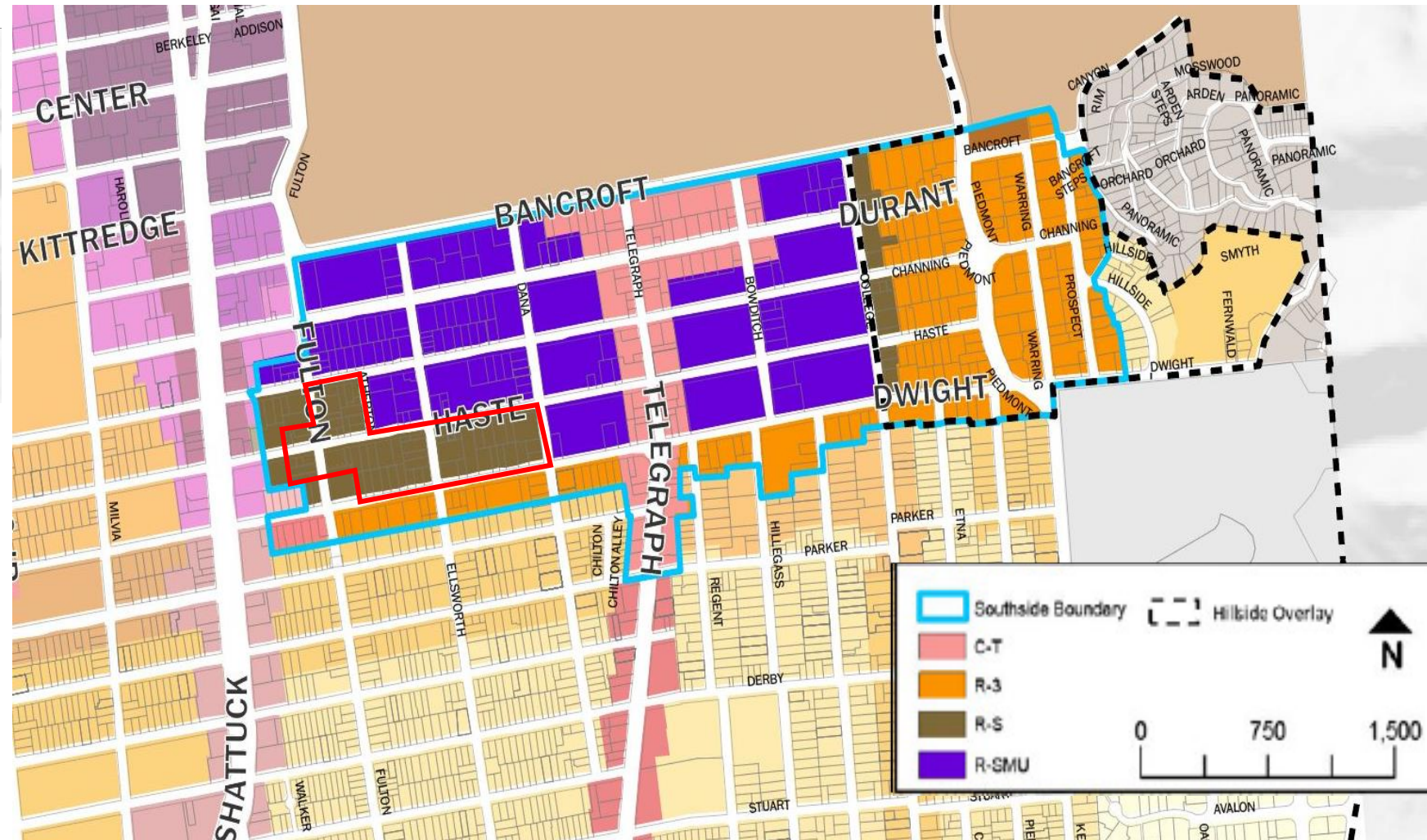


Proposed

Southside Zoning Map Amendments – R-3 to R-S



Current



Proposed

Commercial Land Uses Allowed (With Use Permit)

R-3

- None - Commercial Uses Prohibited

R-S

- Hotel
- Retail

R-SMU

- Alcoholic Beverage Service
- Food Products Store
- Food Service Establishment
- Hotel
- Laundromat/Cleaner
- Office
- Personal & Household Services
- Retail

Environmental Review Status



Housing Element EIR Addendum determinations

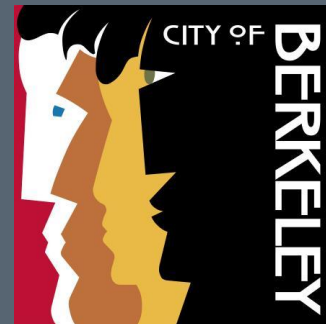
- **Impacts are consistent with the Housing Element EIR;**
- **No new significant environmental impacts;**
- **No revisions to the Housing Element EIR, or a subsequent EIR, are needed.**



Zoning Implementation Project

SOUTHSIDE AREA

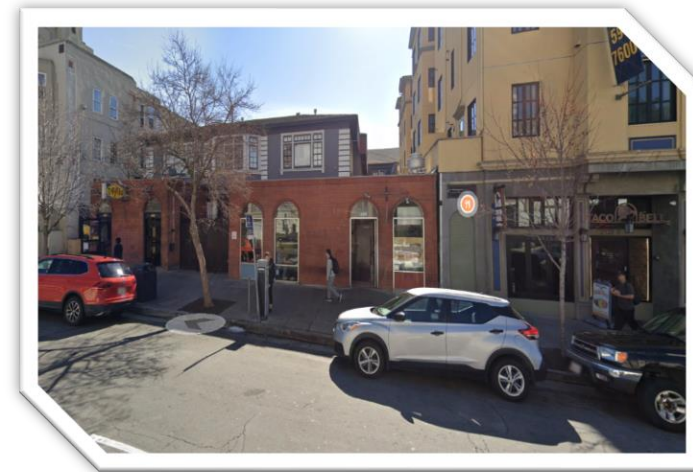
November 14, 2023
City Council Public Hearing



Minimum Density Examples

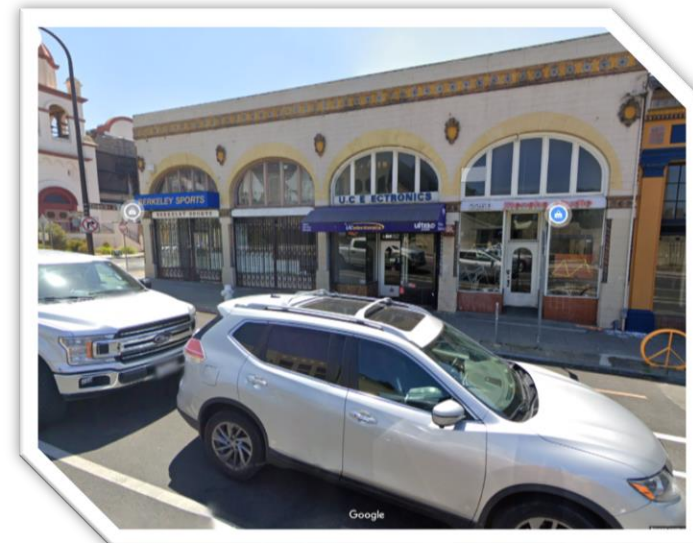
2534 Durant – Top Dog

- 0.22 acres
- C-T district (200 du/acre)
- **Minimum: 44 units**



2250 Bancroft – Berkeley Sports

- 0.13 acres
- R-SMU District (150 du/acre)
- **Minimum: 33 units**



Housing Element EIR Impact Findings

Less than Significant with Mitigation

- Air Quality
- Cultural Resources
- Geology and Soils
- Tribal Cultural Resources
- Wildfire

Significant and Unavoidable with Mitigation

- Cultural Resources (Historic Resources)
- Construction Noise