

#	Element	Policy #	Action #	Item Description	Mechanism	Completion timeframe	Status
1	Land Use	2	2.2	Allow one Accessory Dwelling Unit (ADU), attached or detached from the primary building, subject to size, parking, and development standards for Single Unit Detached lots. Revise the Zoning Ordinance and any applicable design guidelines to set standards for accessory dwelling units, assure neighborhood compatibility, and define applicability of adequate public facilities standards.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending
1	Land Use	2	2.4	Change the Zoning Ordinance to make one accessory apartment, internal to the structure, a permitted use on a Residential Detached lot.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending
1	Land Use	3	3.2	Draft new zoning regulations and development standards to allow a varied mix of residential housing types on the same block, from duplexes to small apartment buildings, in areas mapped for Residential Attached (RA) and Residential Flexible (RF).	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending
1	Land Use	3	3.3	Consider approaches to allowing small single-unit detached homes on lots with narrower minimum frontages and smaller lots, including through lot assembly or subdivision.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending
1	Land Use	4	4	Adopt a new high-density residential zone for existing and new multiple-unit residential projects.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending
1	Land Use	5	5.2	Promote the design and division of massive multi-unit residential structures into smaller functional buildings with shorter internal corridors and their own unique facades, entrances, vertical circulation, HVAC systems, and street addresses.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Ongoing
1	Land Use	5	5.3	Encourage architectural variety for townhouse and row house developments, and individual outdoor space that allows for individual expression and landscape variety.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Ongoing
1	Land Use	8	8.4	Require commercial or amenity space on the ground level of designated pedestrian-oriented commercial streets in Town Center.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Ongoing
1	Land Use	13	13.2	Require a portion of the mixed-use development to include storefronts that create walkable and bikable commercial or civic destinations.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Ongoing
1	Land Use	15	15.2	Consider reducing the minimum parking requirement for office uses to promote economic development.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending
1	Land Use	16	16.3	Change the Light Industrial (IL) zone on south Lewis Avenue to Mixed Use Business (MXB), to permit a wider mix of uses.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending
1	Land Use	17	17.1	Review and revise regulations, specifically parking minimums, that limit the use of existing commercial space.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending
1	Land Use	19	19	Establish a flexible zoning regulatory and approval procedure for major projects that allows for creative site planning.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending
1	Land Use	19	19.1	Amend the zoning ordinance to create a Planned Development approval process while simplifying and shortening the process for amending approved Planned Developments.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending
1	Land Use	19	19.2	Explore phasing out older Planned Development zones, specifically for projects that are complete, and where another existing or proposed zoning district can be applied.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending
1	Land Use	19	19.3	Amend the Zoning Ordinance to establish an optional method of development review to allow development incentives or zoning relief in exchange for significant public amenities and facilities of importance to the community.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending

1	Land Use	20	20	Establish a floating zone specifically written to correspond with areas designated Residential Attached (RA) on the Land Use Policy Map.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending
2	Transportation	13	13.2	Consider changing parking and other requirements based on widespread adoption of shared and/or autonomous vehicles, and any associated reduced demand for vehicle storage.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Ongoing
2	Transportation	14	14.7	Reduce off-street parking requirements to disincentivize driving, especially in mixed-use, high-density, and transit-served areas.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending
2	Transportation	18	18.1	Initiate amendments to the Zoning Ordinance to add access management standards that promote vehicular and non-vehicular connectivity for new developments.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending
2	Transportation	18	18.2	Seek to connect new development to the existing roadway network and avoid creating new areas that are cut off from surrounding neighborhood contexts and activity centers.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Ongoing
3	Recreation and Parks	5	5	Create public and publicly-accessible private parks to serve new development, especially where land use change will lead to a shortage of park space within easy walking distance	Comprehensive Zoning Update	Near-term (1-3 yrs)	Ongoing
3	Recreation and Parks	6	6.6	Define metrics and standards for park dedication for large development projects, and provide an option for dedication of land and/or a fee-in-lieu payment.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending
5	Environment	13	13.3	Include wildlife habitat protection and enhancement strategies in the review and approval of development projects, to maintain corridors for safe wildlife movement, prevent fragmentation of forested lands, and protect and restore habitats.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending
7	Economic Development	5	5.8	Achieve an efficient, rapid, and transparent development review and permitting process.	Comprehensive Zoning Update	Near-term (in progress)	In progress
8	Housing	2	2.1	Explore revising zoning regulations that may present obstacles to new housing types. (See also Goal 2 of the Land Use Element)	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined
8	Housing	4	4.5	Where appropriate, consider reducing minimum parking requirements for senior housing in exchange for more affordable housing or other City priorities.	Comprehensive Zoning Update	Near-term (1-3 yrs)	To Be Determined
8	Housing	7	7.1	Discourage the concentration of predominantly income-restricted or subsidized housing developments in any single geographic area of the city by encouraging mixed-income developments.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Ongoing
8	Housing	9	9.5	Promote the preservation and development of projects with large (two or more bedroom) rental dwelling units with a goal of providing more affordable housing for families and larger households.	Comprehensive Zoning Update	Near-term (1-3 yrs)	Ongoing
8	Housing	10	10.5	In areas near transit, consider reducing parking requirements to build parking spaces for MPDU units in exchange for more affordable units; while requiring that occupants of MPDUs have equal access to parking spaces built in the overall project. (See also Actions 1.4 of the Housing Element, Action 22.1 of the Land Use Element, 10.2 of the Economic Development Element, and Actions 12.4 and 14.7 of the Transportation Element)	Comprehensive Zoning Update	Near-term (1-3 yrs)	Pending