

**PLANNING COMMISSION
RESOLUTION # 2023-05**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
RECOMMENDING THE CITY COUNCIL ADOPT BY ORDINANCE TEXT AMENDMENTS TO
TITLE 9 “PLANNING & ZONING” AND AMENDMENTS TO THE ZONING MAP TO
IMPLEMENT THE 6TH CYCLE ANTIOCH HOUSING ELEMENT**

WHEREAS, the California legislature has found that “California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state’s environmental and climate objectives.” (Gov. Code Section 65589.5.); and

WHEREAS, State Housing Element Law (Article 10.6 of Gov. Code) requires that the City Council adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City of Antioch’s (City) regional housing need allocation (RHNA) of 3,016 housing units, comprised of 792 (26%) very-low income units, 456 (15%) low-income units, 493 (17%) moderate-income units, and 1,275 (42%) above moderate-income units;

WHEREAS, the analysis of available sites to accommodate the City’s RHNA of 3,016 housing units necessitates rezoning of sites to allow multifamily housing at densities that accommodate the RHNA and a range of household income levels; and

WHEREAS, Title 9, Chapter 5 “Zoning” of the Antioch Municipal Code contains the City’s zoning and land use regulations;

WHEREAS, Title 9 “Planning & Zoning” must be amended to address housing needs for special needs populations, streamline review of housing development projects, modify residential densities, and rezone certain parcels to increase residential densities, in order to implement the 6TH Cycle Antioch Housing Element (“Housing Element”) and support General Plan policies;

WHEREAS, the zoning changes reduce minimum densities in one residential district, but rezoning parcels in other locations resulting in an anticipated net gain of potential housing units and therefore meets the “no net loss” statutory requirements under Senate Bill 330 (Government Code 66300(i)) to prevent downzoning;

WHEREAS, the City, as lead agency under the California Environmental Quality Act (“CEQA”), has completed the Environmental Impact Report (“EIR”) for the Project, which includes Housing Element programs and policies that necessitate amendments to Planning & Zoning regulations as part of the project description;

WHEREAS, on January 4, 2023, the Antioch Planning Commission adopted Resolution 2023- recommending that the City Council certify the Housing Element EIR and adopt CEQA findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program;

WHEREAS, recitals and findings from the Antioch Planning Commission adopted

Resolution 2023-xx are incorporated by reference;

WHEREAS, the Antioch Planning Commission conducted a public hearing to consider the adoption of the Housing Element on January 4, 2023;

WHEREAS, on January 4, 2023, the Antioch Planning Commission adopted Resolution 2023-xx recommending that the City Council adopt the Housing Element; and

WHEREAS, recitals and findings from the Antioch Planning Commission adopted Resolution 2023-xx are incorporated by reference;

WHEREAS, on December 23, 2022, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 for the Planning Commission on January 4, 2023;

WHEREAS, the Planning Commission held a public hearing on January 4, 2023, considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission does hereby make the following findings pursuant to Section 9-5.2802 "FINDINGS REQUIRED" of the Antioch Municipal Code for recommendation to the City Council for approval of the proposed zoning change:

1. That the proposed Zoning Code Text Amendments (Exhibit A) and Map Amendments (Exhibits B and C) will allow uses more suitable for the site than the present classification.

Finding: The rezonings will accommodate multifamily housing at densities that provide for a range of household income levels, in locations that enjoy access to community amenities and infrastructure, such as parks, transportation, schools, jobs, and services. Additionally, the proposed amendments to Title 9, Chapter 5 "Zoning" of the Antioch Municipal Code implement the policies in the Housing Element and comply with State Law requirements.

2. That uses permitted by the proposed zoning will not be detrimental to adjacent or surrounding properties.

Finding: The increased residential densities accommodate the range of housing types currently anticipated including flats and townhomes, while offering opportunities for housing at a range of household income levels. Zoning changes would not create substantial noise, air quality, or traffic impacts, as determined in the EIR prepared for the Housing Element, Environmental Hazards and Environmental Justice Elements and the associated Specific Plan and Zoning amendments and either found to be less than significant with mitigations or acceptable pursuant to a Statement of Overriding Conditions.

3. That evidence has been presented documenting land use changes in the area to warrant a change in zoning.

Finding: The Housing Element includes an analysis of housing needs, including for special needs populations, and ways to affirmatively further fair housing within Antioch. These needs have been addressed in the Programs adopted as part of the Housing Element and that the proposed rezoning will support implementation of these Programs and fulfill the required regional housing need allocation of 3,016 housing units, including below-market rate units affordable to a range of income levels.

4. That the requested zoning change is in conformance with the General Plan.

Finding: The land use designation density classifications and Housing Element policies that support housing at a range of household income levels.

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Commission does hereby recommend to the City Council **APPROVAL** of the Zoning Code Text Amendments (Exhibit A) and Zoning Map Amendments (Exhibits B and C) and to implement the 6th Cycle Housing Element.

* * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 4th day of January, 2023, by the following vote:

AYES: Gutilla, Hills, Riley, Schneiderman

NOES:

ABSENT: Lutz, Martin, Motts

ABSTAIN:


Forrest Ebbs (Jan 5, 2023 13:30 PST)

FORREST EBBS
Secretary to the Planning Commission

EXHIBIT A
ZONING CODE TEXT AMENDMENTS

§ 9-5.203 DEFINITIONS.

...

EMERGENCY SHELTER. A temporary, short-term residence providing housing with minimal support service for homeless families or individual persons where occupancy is limited to six months or less, as defined in Cal. Health and Safety Code § 50801. Medical assistance, counseling, and meals may be provided.

...

LOW BARRIER NAVIGATION CENTER. As defined by Government Code Section 65660, which may be updated from time to time: a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. See § 9-5.904 Low Barrier Navigation Center.

...

RESIDENTIAL CARE FACILITY. A facility licensed by the state and providing permanent living accommodations and 24-hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes group homes for minors and for persons with disabilities and people in recovery from alcohol or drug addictions.

...

SUPPORTIVE HOUSING. As defined in Health and Safety Code 50675.14(b) and/or Health and Safety Code § 53260(d): Dwelling-dwelling units with no limit on length of stay that are occupied by the target population as defined in Cal. Health and Safety Code § 53260(d), and that are linked to onsite or offsite services that assist supportive housing residents in retaining the housing, improving their health status, and maximizing their ability to live and, where possible, work in the community. Supportive housing as defined by Cal. Health and Safety Code § 50675.14(b) may be provided in a multiple-unit structure or group residential facility.

...

TRANSITIONAL HOUSING. Dwelling units with a limited length of stay that are operated under a program requiring recirculation to another program recipient at some future point in time. Transitional housing may be designated for homeless or recently homeless individuals or families transitioning to permanent housing as defined in Cal. Health and Safety Code § 50675.2(h). Facilities may be linked to onsite or offsite supportive services designed to help residents gain skills needed to live independently. Transitional housing may be provided in a variety of residential housing types (e.g. multiple-unit dwelling, single-room occupancy, group residential, single-family dwelling). This classification includes domestic violence shelters. Transitional housing does not include community reentry center or half-way housing for federal or state inmates nearing release and does not include any facility licensed as a

community care facility by the California State Department of Social Services (SDSS) or defined as such in this chapter.

...

§ 9-5.301 DISTRICTS ESTABLISHED AND DEFINED.

...

(E) *R-20 Medium Density Residential District.* These districts allow multiple-family densities of ~~11~~^{up} to 20 dwelling units per gross developable acre respectively. The districts are consistent with the High Density Residential General Plan Designation of up to ~~20~~³⁵ dwelling units per gross developable acre and with any Focused Planning Area designated by the General Plan. Higher densities may be allowed where measurable community benefit is to be derived such as the provision of senior housing or low to moderate income housing units as specified within this chapter and pursuant to applicable requirements of state law.

(F) *R-25 High Density Residential District.* This district allows multiple-family development at a minimum density of 20 and a maximum density of 25 dwelling units per gross acre. This district is consistent with the High Density Residential General Plan Designation of up to 35 dwelling units per gross developable acre and with any Focused Planning Area designated by the General Plan. Higher densities may be allowed where measurable community benefit is to be derived, such as the provision of senior housing or low or moderate income housing units as specified in this chapter and pursuant to applicable requirements of state law. Typical development would include multiple-family dwellings on sites that create an attractive and high-quality living environment and include amenities such as usable open space.

(G) *R-35 High Density Residential District.* This district allows multiple-family development at a minimum of ~~30~~²⁵ and maximum of 35 dwelling units per gross acre. This district is consistent with the High Density Residential General Plan Designation of up to 35 dwelling units per gross developable acre and with any Focused Planning Area designated by the General Plan. Higher densities may be allowed where measurable community benefit is to be derived, such as the provision of senior housing or low to moderate income housing units as specified in this chapter and pursuant to applicable requirements of state law. Typical development would include multiple-family dwellings on sites that create an attractive and high-quality living environment and include amenities such as usable open space.

...

9-5.3803 Table of Land Use Regulations

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ¹⁴
RESIDENTIAL USES																					
Day-care centers (§ 9-5.3832)	U	U	U	U	U	U	U	U	U	U	U	U	—	—	U	—	U	*	—	—	—
Day-care: large family (§ 9-5.3818)	A	A	A	A	A	A	—	—	—	—	—	—	—	—	—	—	—	*	—	—	A
Day-care: small family (§ 9-5.3817)	P	P	P	P	P	P	—	—	—	—	—	—	—	—	—	—	—	*	—	—	P
Senior Group Housing	U	U	U	U	U	U	—	—	—	—	—	U	—	—	—	—	U	*	—	—	—
Family care home	P	P	P	P			—	—	—	—	—	U	—	—	—	—	—		—	—	—
Fraternity-sororit y house/dormitory	U	U	U	U	U	U	—	—	—	—	—	U	—	—	—	—	—	*	—	—	—
Home occupations	A	A	A	A	A	A						A	—	—	—	—	—	*	—	—	P
Hospice ¹⁰	—	—	U	U	U	U	—	U	U	—	—	U	—	—	—	—	U ²	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ¹⁴
Low Barrier Navigation Center												P					P	P		P	P
Manufactured, modular home; mobile home (§ 9-5.3804)	P	P	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	*	—	—	—
Mobile home park	—	—	U	U	U	U	—	—	—	—	—	—	—	—	—	—	—	*	—	—	—
Multiple-family: condominium, apartment, town-house (§ 9-5.3820)	—	—	P ¹¹	P ₁ ¹	P ₁₁	P ₁₁	—	—	—	—	—	P ¹¹	—	—	—	—	U ²	*	—	—	P ¹⁵ U ¹⁶
Recreational vehicle park (§ 9-5.3830)	—	—	—	—	—	—	—	—	—	—	U	—	U	—	—	U	—	*	—	—	—
Residential care facility ¹⁰	—	—	U	U	U	U	—	U	U	—	—	U	—	—	—	—	U	*	—	—	—
Supportive Housing			P ^{11, 17}	P ^{11, 17}	P ^{11, 17}	P ^{11, 17}						P ^{11, 17}					U	P ¹⁷		P ¹⁷	P ^{15, 17}

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ¹⁴
Residential hotel	—	—	U	U	U	U	—	U	U	U	U	U	—	—	—	—	—	*	—	—	—
Room & boarding house	—	—	U	U	U	U	—	U	U	U	U	U	—	—	—	—	—	*	—	—	—
Second residential unit (§ 9-5.3805)	A	A	A	A	A	A	—	—	—	—	—	—	—	—	—	—	—	*	—	—	—
Single-family dwelling	P	P	U	P ¹	P ¹	P ¹	—	—	—	—	—	U	U	—	—	—	—	*	—	—	—
Tobacco and paraphernalia retailers (§ 9-5.3843)	—	—	—	—	—	—	—	—	—	—	U	—	—	—	—	—	—	—	—	—	—
Two-family dwelling	—	—	P	P	P	P	—	—	—	—	—	U	—	—	—	—	—	*	—	—	—
Transitional Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—
PUBLIC AND SEMI-PUBLIC USES																					
Bus & transit maintenance facility	—	—	—	—	—	—	—	—	—	—	—	—	U	—	U	U	—	*	—	—	—
Bus & train terminal	—	—	—	—	—	—	—	—	—	—	—	—	U	—	U	U	—	*	—	—	—

Clubs & Lodges (private & public)	—	U	U	U	U	U	U	U	U	U	U	U	U	—	—	—	U	*	—	—	—
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ¹⁴
Convalescent and Extended Care	—	—	U	U	U	U	—	—	—	—	—	U	—	—	—	—	U	—	—	—	—
Correctional facility ¹²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	—	—	—	—
Cultural institutions	—	—	—	—	—	—	U	U	—	U	U	U	U	—	U	—	U	*	—	—	—
Government offices	—	—	—	—	—	—	U	P	P	P	P	U	—	—	U	U	—	*	—	—	—
Heliport (§ 9-5.3806)	—	—	—	—	—	—	U	—	—	—	—	—	U	—	U	U	U	*	—	—	—
Homeless Emergency shelter	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	P	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ¹⁴	
Hospitals (§ 9-5.3827):																						
Acute care	—	—	—	—	—	—	U	U	—	—	—	U	—	—	U	—	U	*	—	—	—	
Rehabilitation	—	—	—	—	—	—	U	U	—	—	—	U	—	—	U	—	U	*	—	—	—	
Psychiatric/ chemical dependency	—	—	—	—	—	—	U	U	—	—	—	U	—	—	U	—	U	*	—	—	—	
Medical care—urgent	—	—	—	—	—	—	U	U	—	—	—	U	—	—	P	U	P	*	—	—	—	
Parks	P	P	P	P	P	P	P	P	—	U	U	U	P	P	U	U	—	*	—	—	—	
Public assembly	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	*	—	—	—	
Public safety facilities	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	*	—	—	—	
Public utility yard	—	—	—	—	—	—	—	—	—	—	—	—	U	—	U	U	—	*	—	—	—	
Religious assembly ³ (§ 9-5.3832)	—	U	U	U	U	U	U	U	U	U	U	U	U	—	—	—	U	*	—	—	—	
Satellite antenna (§ 9-5.3807)	A	A	A	A	A	A	A	A	A	A	A	A	A	—	A	A	A	*	—	—	—	
Schools, private and preschools	U	U	U	U	U	U	U	U	U	U	—	U	—	—	U	—	U	*	—	—	—	

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ¹⁴
Utility substations	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	*	—	—	—
COMMERCIAL USES																					
Adult book stores, motion picture arcades, and model studios (§ 9-5.3808)	—	—	—	—	—	—	—	—	—	U	U	—	—	—	—	—	—	*	—	—	—
Adult entertainment, other (§ 9-5.3808)	—	—	—	—	—	—	—	—	—	U	U	—	—	—	—	—	—	*	—	—	—
Agricultural uses (§ 9-5.3809)	P	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—	—	*	—	—	—
Appliance maintenance & repair services:																					
Major	—	—	—	—	—	—	—	—	—	P	P	P	—	—	P	P	—	*	—	—	—
Minor	—	—	—	—	—	—	—	P	P	P	P	P	—	—	P	P	—	*	—	—	—
Amusement center (§ 9-5.3813)	—	—	—	—	—	—	—	—	U	U	U	U	U	—	—	—	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ¹⁴
Animal hospital veterinary clinics	—	—	—	—	—	—	U	—	U	U	U	U	—	—	U	U	—	*	—	—	—
Antique store	—	—	—	—	—	—	—	—	—	P	P	A	U	—	U	—	—	*	—	—	—
Auto sales, rental	—	—	—	—	—	—	U	—	—	U	U	U	—	—	—	—	—	*	—	—	—
Auto storage	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Auto service station (§ 9-5.3815)	—	—	—	—	—	—	—	—	U	U	U	U	—	—	U	U	—	*	—	—	—
Auto repair:																					
Major	—	—	—	—	—	—	U	—	—	—	U	U	—	—	U	P	—	*	—	—	—
Minor	—	—	—	—	—	—	U	—	U	U	U	U	—	—	P	P	—	*	—	—	—
Bakeries-retail	—	—	—	—	—	—	—	—	P	P	P	P	U	—	P	P	—	*	—	—	—
Bank or savings & loan	—	—	—	—	—	—	P	P	P	P	P	P	—	—	—	—	—	*	—	—	—
Bar (§ 9-5.3831)	—	—	—	—	—	—	—	—	—	U	U	U	U	—	—	—	—	*	—	—	—
Barber & beauty shop	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ¹⁴
Bed and breakfast inns (§ 9-5.3819)	U	U	—	—	—	—	—	—	—	—	—	U	U	—	—	—	—	*	—	—	—
Boat repair																					
Major	—	—	—	—	—	—	U	—	—	—	U	U	U	—	U	P	—	*	—	—	—
Minor	—	—	—	—	—	—	U	—	U	U	U	U	U	—	P	P	—	*	—	—	—
Boat, RV— storage facility (§ 9-5.3810)	—	—	—	—	—	—	—	—	—	—	U	U	U	—	U	P	—	*	—	—	—
Bowling alleys (§ 9-5.3831)	—	—	—	—	—	—	—	—	—	U	U	U	—	—	—	—	—	*	—	—	—
Cannabis business (§ 9-5.3845)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U ¹³	—	—
Car and vehicle wash	—	—	—	—	—	—	—	—	—	U	U	U	U	—	U	U	—	*	—	—	—
Card room	—	—	—	—	—	—	—	—	—	U	U	—	—	—	—	—	—	*	—	—	—
Catering services	—	—	—	—	—	—	—	—	—	P	P	P	A	—	U	—	—	*	—	—	—
Clothing store	—	—	—	—	—	—	—	—	—	P	P	P	A	—	—	—	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ¹⁴
Combined residential/commercial structure	—	—	—	—	—	—	—	—	—	—	—	U	U	—	—	—	—	*	—	—	—
Computer gaming and internet access business	—	—	—	—	—	—	—	—	—	—	U	—	—	—	—	—	—	—	—	—	—
Confectionery stores	—	—	—	—	—	—	—	—	P	P	P	P	A	—	—	—	—	*	—	—	—
Dance hall	—	—	—	—	—	—	—	—	—	U	U	U	—	—	U	—	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ¹⁴
Drive-up window (all uses)	—	—	—	—	—	—	U	U	U	U	U	U	—	—	U	U	U	*	—	—	—
Dry cleaning agencies; pick-up and self-serve	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	—	*	—	—	—
Florist shop	—	—	—	—	—	—	P	—	P	P	P	P	—	—	—	—	P	*	—	—	—
Food stores (§ 9-5.3831):																					
Convenience store	—	—	—	—	—	—	—	—	U	U	U	U	U	—	—	—	U	*	—	—	—
Supermarket	—	—	—	—	—	—	—	—	U	P	P	U	—	—	—	—	—	*	—	—	—
Fortune-teller's	—	—	—	—	—	—	—	—	—	U	U	U	—	—	—	—	—	*	—	—	—
Funeral parlor & mortuary	—	—	—	—	—	—	—	—	U	U	U	U	—	—	—	—	—	*	—	—	—
Furniture stores	—	—	—	—	—	—	—	—	—	P	P	U	—	—	—	—	—	*	—	—	—
Gift shop	—	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	*	—	—	—
Gun sales (§ 9-5.3833)	—	—	—	—	—	—	—	—	—	U	U	U	U	—	—	—	—	*	—	—	—
Hardware store	—	—	—	—	—	—	—	—	U	P	P	U	U	—	—	—	—	*	—	—	—
Health club/fitness center	—	—	—	—	—	—	U	—	U	P	P	U	—	—	U	—	U	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES⁹	CB	TH	CIH¹⁴
Hotel & motels	—	—	—	—	—	—	U ⁵	U	—	P	P	P	U	—	U5	—	U	*	—	—	—
Jewelry store	—	—	—	—	—	—	—	—	—	P	P	P	U	—	—	—	—	*	—	—	—
Kennels	—	—	—	—	—	—	—	—	—	U	U	—	—	—	U	U	—	*	—	—	—
Laboratories; medical, dental, optical	—	—	—	—	—	—	P	P	U	U	U	U	—	—	U	—	P	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ¹⁴
Laundrette	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	—	*	—	—	—
Liquor stores (§ 9-5.3831)	—	—	—	—	—	—	—	—	U	U	U	U	—	—	—	—	—	*	—	—	—
Live entertainment	—	—	—	—	—	—	—	—	—	U	U	U	U	—	—	—	—	*	—	—	—
Marina	—	—	—	—	—	—	—	—	—	—	—	—	U	—	—	—	—	*	—	—	—
Miniature golf courses	—	—	—	—	—	—	—	—	—	U	U ⁶	U	—	—	U	—	—	*	—	—	—
Mini-storage	—	—	—	—	—	—	—	—	—	—	—	U	U	—	U	P	—	*	—	—	—
Nurseries (horticulture) (§ 9-5.3824)	—	—	—	—	—	—	—	—	—	P	P	U	U	—	P	P	—	*	—	—	—
Offices:																					
Business & professional	—	—	—	—	—	—	P	P	U	P	P	P	U	—	—	—	P	*	—	—	—
Medical (includes clinics)	—	—	—	—	—	—	P	P	U	P	P	P	U	—	—	—	P	*	—	—	—
Paint store	—	—	—	—	—	—	—	—	—	P	P	U	—	—	U	—	—	*	—	—	—
Parking lot (commercial) (§ 9-5.3837)	—	—	—	—	—	—	A	A	A	A	A	A	A	A	P	P	A	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES⁹	CB	TH	CIH¹⁴
Pawn shops	—	—	—	—	—	—	—	—	—	U	U	U	—	—	—	—	—	*	—	—	—
Pet shop	—	—	—	—	—	—	—	—	P	P	P	P	U	—	—	—	—	*	—	—	—
Pharmacy	—	—	—	—	—	—	U	P	P	P	P	P	A	—	P	P	P	*	—	—	—
Photographer	—	—	—	—	—	—	—	P	P	P	P	P	A	—	U	—	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ¹⁴
Printing & blue printing	—	—	—	—	—	—	—	P	P	U	U	U	—	—	P	P	—	*	—	—	—
Radio & TV sales & repair	—	—	—	—	—	—	—	—	U	P	P	P	—	—	—	—	—	*	—	—	—
Recycling facilities:																					
Reverse vending machines (§ 9-5.3811)	—	—	—	—	—	—	—	—	P	P	P	P	—	—	P	P	—	*	—	—	—
Small collection facility (§ 9-5.3812)	—	—	—	—	—	—	—	—	A	A	A	A	—	—	A	A	—	*	—	—	—
Large collection facility (§ 9-5.3813)	—	—	—	—	—	—	—	—	A	A	A	A	—	—	A	A	—	*	—	—	—
Light processing facility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Heavy processing facility (§ 9-5.3815)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Repair service	—	—	—	—	—	—	—	—	—	—	U	U	U ⁷	—	P	P	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ¹⁴
Restaurants (§§ 9-5.3823 and 9-5.3831):																					
General	—	—	—	—	—	—	P	P	P	P	P	P	P	—	U ⁵	—	—	*	—	—	—
Fast food	—	—	—	—	—	—	U	—	—	U	U	U	U	—	U ⁵	—	—	*	—	—	—
Outdoor seating & food service	—	—	—	—	—	—	U	U	U	U	U	U	U	—	U ⁵	U	—	*	—	—	—
Take out/delivery	—	—	—	—	—	—	P	U	P	P	P	P	U	—	U ⁵	—	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ¹⁴
With bar & live entertainment	—	—	—	—	—	—	—	—	—	U	U	U	U	—	—	—	—	*	—	—	—
Retail; general and specialty	—	—	—	—	—	—	—	—	P	P	P	P	A	—	—	—	—	*	—	—	—
Secondhand sales	—	—	—	—	—	—	—	—	—	—	U	U	—	—	—	—	—	*	—	—	—
Shoe repair shop	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	—	*	—	—	—
Sign shop	—	—	—	—	—	—	—	—	—	U	U	—	—	—	U	—	—	*	—	—	—
Studios (e.g., dance, martial arts)	—	—	—	—	—	—	—	—	—	P	P	P	—	—	—	—	—	*	—	—	—
Tailor shop	—	—	—	—	—	—	—	—	—	P	P	P	—	—	—	—	—	*	—	—	—
Tattoo studio	—	—	—	—	—	—	—	—	—	U	U	U	—	—	—	—	—	*	—	—	—
Theaters	—	—	—	—	—	—	—	—	—	U	U	U	U	—	—	—	—	*	—	—	—
Upholstery shop	—	—	—	—	—	—	—	—	—	U	U	U	—	—	U	P	—	*	—	—	—
Wireless Communications Facilities (§ 9-5.3846)	As subject to § 9-5.3846																				
Variety store	—	—	—	—	—	—	—	—	—	P	P	P	P	—	—	—	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ¹⁴
Vehicle/boat/ equipment sales & rental (§ 9-5.3825)	—	—	—	—	—	—	U ⁸	—	—	U	U	U	U	—	U	U	—	*	—	—	—
INDUSTRIAL USES																					
Animal rendering	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Bakery- commercial	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ¹⁴
Beverage bottling plant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—
Boat building	—	—	—	—	—	—	—	—	—	—	—	—	U	—	U	P	—	*	—	—	—
Cement or clay products manufacturing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Concrete batch plant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Contractor's storage yard	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—
Dairy products processing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—
Dry cleaners processing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Exterminator	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—
Finished paper production	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Food processing plant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—
Fuel yard; bulk petroleum storage	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES⁹	CB	TH	CIH¹⁴
Garment manufacture	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Hazardous waste facilities (§ 9-5.3826):	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Small generator (§ 9-5.3826)	—	—	—	—	—	—	—	—	U	U	U	U	—	—	U	U	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ¹⁴
Large generator (§ 9-5.3826)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Processor (§ 9-5.3826)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Household hazardous waste facility (§ 9-5.3826)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Junk yard/auto wrecking yard	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Lumber yard	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Machine shop	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—
Manufacturing or storage of explosives, acid, cement, fertilizer, gas, inflammable fluids, glue, gypsum, lime, plaster of paris	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Mining & quarry; resource extraction	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Oil & gas drilling	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ¹⁴
Oil & gas production	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Photographic plants	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Plastic fabrication	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Research & development	—	—	—	—	—	—	U	—	—	—	—	U	—	—	U	U	—	*	—	—	—

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ¹⁴
Residual repository (§ 9-5.3826)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Salvage/war surplus yards	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Solid waste transfer station	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Smelting or processing of iron, tin zinc or other ore	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Stockyards/slaughterhouses	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	—	*	—	—	—
Stone monument works	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—
Truck terminal yard	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	U	—	*	—	—	—
Truck & tractor repair	—	—	—	—	—	—	—	—	—	—	—	—	—	—	U	P	—	*	—	—	—
Warehousing & wholesaling	—	—	—	—	—	—	U	—	—	—	—	—	—	—	U	P	—	*	—	—	—
TEMPORARY USES																					

	RE RR	R-4 R-6	R-1 0	R-2 0	R-2 5	R-3 5	PB C	C-0	C-1	C-2	C-3	MC R	WF	OS	M-1	M-2	H	ES ⁹	CB	TH	CIH ¹⁴
Removal of earth (§ 9-5.3822)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	*	—	—	—
Temporary construction building and uses (§ 9-5.3821)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	*	—	—	—
Outdoor display of merchandise (in conjunction with a non-residential use)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	*	—	—	—
Special outdoor events (§§ 9-5.3828 and 9-5.3831)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	*	—	—	—
Christmas tree and pumpkin sale lots (§ 9-5.3829)	—	—	—	—	—	—	A	A	A	A	A	A	—	—	A	A	—	*	—	—	—

1. Single-family dwellings existing prior to the effective date of this section are permitted uses, conforming to the R-20 zone; however, development of new single-family dwelling units, other than replacement of existing single-family dwellings, are prohibited within the R-20, R-25, and R-35 zones.
2. Use may be permitted as an ancillary use if it is incidental to an otherwise permitted or conditionally permitted use within this zoning district.
3. Legally established churches existing prior to the effective date of this section are permitted uses, conforming to the PBC, C-O, C-1, C-2, and C-3 zone; however, development of new religious assembly uses, other than replacement of existing uses, is

prohibited within these zoning districts.

4. Funeral services are limited to “J” Street, Fourth Street, and the area between Fourth and Fifth Streets.
5. May be located only on sites adjacent to freeway interchanges.
6. May be located along Somersville Road north of the SR-4 freeway.
7. Marine repair only. Permitted as an ancillary service for waterfront activities.
8. Boat sales and repair only.
9. In the case of the Emergency Shelter Overlay District, where no letter or number is included in the table for a particular landuse, the regulations of the base zone apply. Emergency shelters are permitted by right in the Emergency Shelter Overlay District if they meet all standards of § 9-5.3835, Emergency Shelters, of this article.
10. Hospices and residential care facilities providing care for up to six patients are a permitted use in any district where residential uses are allowed.
11. ~~Up to 20 units/acre p~~ Permitted by right subject to compliance with all other applicable standards **and design review pursuant to Article 26 and 27.**
12. Subject to a conditional use permit on a site at least one quarter mile from any type of residential care facility, social service institution, welfare institution, or a similar type of facility; at least one mile from another correctional facility; and at least 1,000 feet from a school, library, public park, recreation area or any property zoned or used for residential development. See § 9-5.3838, Correctional Facilities, for additional requirements.
13. Cannabis business requires approval of a use permit by the City Council upon recommendation by the Planning Commission. See § 9-5.3845.
(Am. Ord. 930-C-S, passed 7-29-97; Am. Ord. 1080-C-S, passed 10-24-06; Am. Ord. 2072-C-S, passed 10-22-13; Am. Ord. 2075-C-S, passed 11-26-13; Am. Ord. 2077-C-S, passed 12-10-13; Am. Ord. 2089-C-S, passed 6-24-14; Am. Ord. 2096-C-S, passed 2-24-15; Am. Ord. 2143-C-S, passed 6-26-18; Am. Ord. 2158-C-S, passed 12-11-18; Am. Ord. 2169-C-S, passed 6-25-19)
14. In the Commercial Infill Housing Overlay District, allowable commercial uses and standards remain as determined by the underlying zoning.
15. Up to 35 units/acre and building height of four stories or 45 feet permitted by right subject to compliance with all other applicable standards.
16. 35 to 50 units/acre and building height above 45 feet permitted with approval of a use permit.
17. **Supportive housing developments must meet the requirements of Government Code Section 65651.0(a) to be permitted by right and reviewed consistent with Government Code Section 65653(a) and (b). Developments which do not meet such requirements shall require approval of a use permit.**

Table 9-5.601 Height, Area & Setback Regulations for Primary Structure

HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE											
Zone	Maximum Height Feet ^b	Minimum Building Site Sq. Ft.	Minimum Lot Width in Feet		Maximum Lot Coverage	Minimum Density Allowed (Units per Gross Developable Acre)	Maximum Density Allowed Units Per Gross Developable Acre ^d	Front Yard Minimum	Minimum Side Yard Required in Feet ^e		Minimum Rear Yard Required in Feet
			Corner	Interior					Corner	Interior	
RE	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
RR	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
CIH	IN COMPLIANCE WITH THE COMMERCIAL INFILL HOUSING OVERLAY DISTRICT OBJECTIVE DESIGN STANDARDS DOCUMENT.										
R-4	35	6,000	65	60	40%	NA	4 du/acre	f	f	5 ft.	20 ft.
R-6	35	6,000	65	60	40%	NA	6 du/acre	f	f	5 ft.	20 ft.
R-10	45	6,000	65	60	40%	NA	10 du/acre	f	f	5 ft.	10 ft.
R-20	45	20,000	70	70	40%	NA	20 du/acre	f	f	5 ft.	10 ft.
R-25	45	20,000	70	70	50%	20 du/acre	25 du/acre	f	f	5 ft.	10 ft. ^m
R-35	45	20,000	70	70	50%	30 -25 du/acre	35 du/acre	f	f	5 ft.	10 ft. ^m
PBC	35	20,000	65	60	35%	NA	0	f	f	0 ft.	0 ft.
C-0	35	20,000	65	60	35%	NA	0	f	f	0 ft.	10 ft.
C-1	35	20,000	65	60	35%	NA	0	f	f	0 ft.	10 ft.

HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE											
Zone	Maximum Height Feet ^b	Minimum Building Site Sq. Ft.	Minimum Lot Width in Feet		Maximum Lot Coverage ^e	Minimum Density Allowed (Units per Gross Developable Acre)	Maximum Density Allowed Units Per Gross Developable Acre ^d	Front Yard Minimum	Minimum Side Yard Required in Feet ^c		Minimum Rear Yard Required in Feet
			Corner	Interior					Corner	Interior	
C-2	35	20,000	65	60	35%	NA	0	f	f	0 ft.	10 ft.
C-3	70	20,000	65	60	35%	NA	0	f	f	0 ft.	10 ft.
MCR ^j	45	6,500	65	60	50%	NA	20 du/acre	f	f	5 ft.	10 ft.
RTC ^j	50	2,500	25 ^g	25 ^g	100%	NA	20 ^h	0 ⁱ	0 ⁱ	0 ft.	0 ft.
RTR- 10	45	3,500	45	45	50%	NA	12	15	10	5 ft.	15 ft.
RTR- 20	45	20,000	100	100	50%	NA	20	15	10	5 ft.	10 ft.
WF	45	6,500	60	60	60%	NA	0	0	0	0 ft.	0 ft.
M-1	45	40,000	100	100	50%	NA	0	f	f	0 ft.	0 ft.
M-2	70	40,000	100	100	50%	NA	0	f	f	0 ft.	0 ft.
HPD	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
PD	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
RRMP	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS IN A MANNER CONSISTENT WITH ARTICLE 41 OF THE MUNICIPAL CODE										
TOD	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
H	70	SAME AS C-0 ZONE ^k									

HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE											
Zone	Maximum Height Feet ^b	Minimum Building Site Sq. Ft.	Minimum Lot Width in Feet		Maximum Lot Coverage ^e	Minimum Density Allowed (Units per Gross Developable Acre)	Maximum Density Allowed Units Per Gross Developable Acre ^d	Front Yard Minimum	Minimum Side Yard Required in Feet ^c		Minimum Rear Yard Required in Feet
			Corner	Interior					Corner	Interior	
OS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
S	TO BE DETERMINED BY CITY COUNCIL THROUGH PLANNED DEVELOPMENT PROCESS										
SH	SAME AS UNDERLYING BASE ZONE										
T	SAME AS UNDERLYING BASE ZONE										

HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE

- ^a Where 40% or more of the frontage (excluding reversed frontage lots) in a block has been improved with buildings, the minimum required front yard for main buildings shall be the average of the improved lots if less than the front yard requirements, but not less than six feet from the property line.
- ^b Height shall mean the vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the structure, excluding below ground basements, to the topmost point of the roof. Exceptions to the specified height limitation shall include the spires, belfries, cupolas and domes of churches, monuments, water towers, fire and hose towers, observation towers, distribution and transmission towers, lines and poles, chimneys, smokestacks, flag poles, radio towers, excluding wireless communications facilities subject to § 9-5.3846, equipment penthouses encompassing less than 20% of total roof area and less than eight feet in height, and parapets less than 30 inches in height, unless otherwise governed by this chapter.
- ^c Minimum lot area in all zones shall not apply to the condominium parcelization of a larger project where land is being divided for individual building envelopes.
- ^d Maximum density allowed is defined in the city General Plan as per the maximum developable gross acreage definition found in this chapter.
- ^e For at least 25% of the lots in a given subdivision, one side yard of an interior lot shall be 10 feet in width and the other side yard can be five feet. The 10- foot side yard area shall remain as unrestricted open area. This shall also apply to all two-story single-family residential lots. On any parcel of land of an average width of less than 50 feet, which parcel was under one ownership or is shown as a lot on any subdivision map filed in the office of the County Recorder prior to April 11, 1950, when the owner thereof owns no adjoining land, the width of each side yard may be reduced to 10% of the width of such parcel, but in no case to less than three feet.
- ^f Front yard and street side setbacks shall be reserved for landscaping only, excluding access and egress driveways and shall be determined on a graduated scale based upon type of street and land use as follows:
- (1) Non-residential uses.
 - Arterial street: minimum 30-foot setback with 30-foot landscaping on all frontages.
 - Collector street: minimum 25-foot setback with 25-foot landscaping.
 - Local street: minimum 20-foot setback with 20-foot landscaping.
 - (2) Single-family detached and two-family dwelling uses.
 - Arterial street: minimum 30-foot setback with 30-foot landscaping on all frontages.
 - Collector street: minimum 25-foot setback and landscaping for front yard and 10-foot street side yard setback with landscaping
 - Local street: minimum 20-foot front yard setback with 20 foot of landscaping and 10-foot street side yard setback with landscaping.
 - (3) Multi-family dwelling uses.
 - Arterial street: minimum 15-foot setback with 15-foot landscaping on all frontages.
 - Collector street: minimum 15-foot setback with 15-foot landscaping.
 - Local street: minimum 10-foot setback with 10-foot landscaping.
- ^g New construction with frontage in excess of the minimum lot width shall reflect the pattern of building widths in facade design.

HEIGHT, AREA & SETBACK REGULATIONS FOR PRIMARY STRUCTURE

^h Within the area bounded by the Burlington Northern Santa Fe Railroad, “I” Street, Second Street, and “E” Street, residential density may be increased to 45 dwelling units per acre provided:

- (1) The residential use is part of a mixed use development with the entire first floor devoted to commercial use;
- (2) The proposed development provides public amenities as described in § 4 (relating to residential use in RTC); and
- (3) The project has received use permit approval from the Planning Commission.

ⁱ Buildings in the RTC district shall be placed on the property line except for:

- (1) Setbacks to accommodate outdoor dining and plazas, provided that such setbacks do not exceed a depth of one-third of the lot depth;
- (2) Courtyards, promenades, and plazas located on any portion of the site; and
- (3) Where a setback is necessary to maintain the uniform setback of building facades.

^j The first floor of a building shall extend from property line to property line except:

- (1) In setback areas for outdoor dining, plazas; and
- (2) For required vehicular or pedestrian access.

^k Notwithstanding any other provisions of this chapter for yard requirements, in any residential district the front of any garage shall be not less than 20 feet from the exterior property line on which such garage faces.

^l For projects that consist of attached single-family dwellings (townhomes), in which each dwelling occupies its own lots, the minimum lot area is 1,800 square feet and the minimum required interior side setback is zero.

^m Where a multi-family dwelling abuts a lot that is zoned RR, RE, R4 or R6, a minimum rear yard of 20 feet shall be provided.

ARTICLE 7: MULTI-FAMILY RESIDENTIAL DEVELOPMENT OBJECTIVE DESIGN STANDARDS

§ 9-5.701 PURPOSE AND APPLICABILITY.

Multi-family Objective Design Standards apply to residential mixed use and multiple-family dwellings in any district in which they are permitted or conditionally permitted, except for projects in the CIH Overlay which are subject to § 9-5.3848 Commercial Infill Housing Overlay District regulations. Multi-family Objective Design Standards shall be adopted by resolution and may be amended from time to time. The purpose of this article-these regulations is to promote high-quality design and provide a pleasant residential environment within the context of higher-density development; ensure the provision of amenities for residents of multi-family developments; foster pedestrian access; and create visually attractive street frontages that offer architectural and landscape interest.

~~§ 9-5.702 APPLICABILITY.~~

~~The standards of this article apply to multi-family dwellings in any district in which they are permitted or conditionally permitted.~~

~~§ 9-5.703 TRANSITION REQUIREMENTS ADJACENT TO SINGLE-FAMILY RESIDENTIAL.~~

~~Wherever a multi-family residential dwelling is located on a lot that directly abuts any lot developed with an existing single-family detached dwelling that is a conforming use or any lot that is zoned RR, RE, R-4, or R-6, the following standards shall apply to the multi-family development.~~

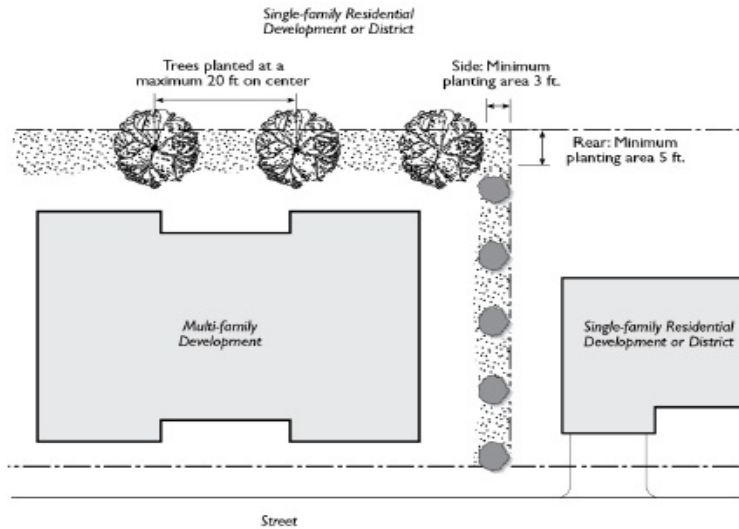
~~(A) Rear setbacks. Notwithstanding the requirements of the Height, Area, and Setbacks Table of § 9-5.601, a minimum rear setback of 20 feet is required. For existing substandard lots, a modification to or waiver of the minimum 20-foot setback requirement may be requested, subject to provisions of § 9-5.709 and design review.~~

~~(B) Landscape buffers. Interior side and rear setbacks that abut single-family residential development or a single-family district shall include the following landscaped areas. These landscaped areas shall be measured from the property line and are included within, and are not additional to, the minimum setbacks required by Table TBD.~~

~~(1) A landscaped area at least three feet in depth shall be provided along any interior side property line.~~

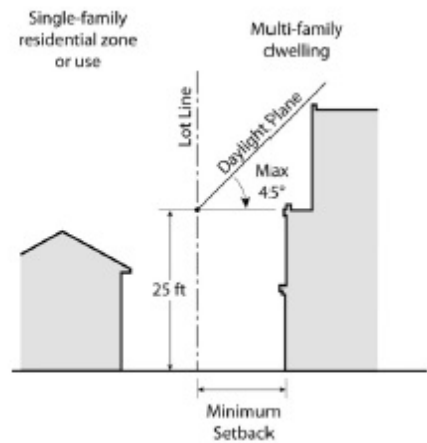
~~(2) At least 50% of the rear setback shall be a landscaped area at least five feet in depth. Within this landscaped area, trees shall be planted at a maximum distance of 20 feet on center (measured parallel to the rear lot line).~~

~~Figure 9-5.703(B): Landscape Buffers~~



—(C) Required daylight plane. No portion of the building volume shall encroach into a daylight plane starting at a point that is 25 feet above the property line abutting any adjacent lot with a single-family residential use or zone and sloping upward at a 45-degree angle toward the interior of the lot.

—Figure 9-5.703(C): Required Daylight Plane



§ 9-5.704 BUILDING FORM.

—(A) Building entries:

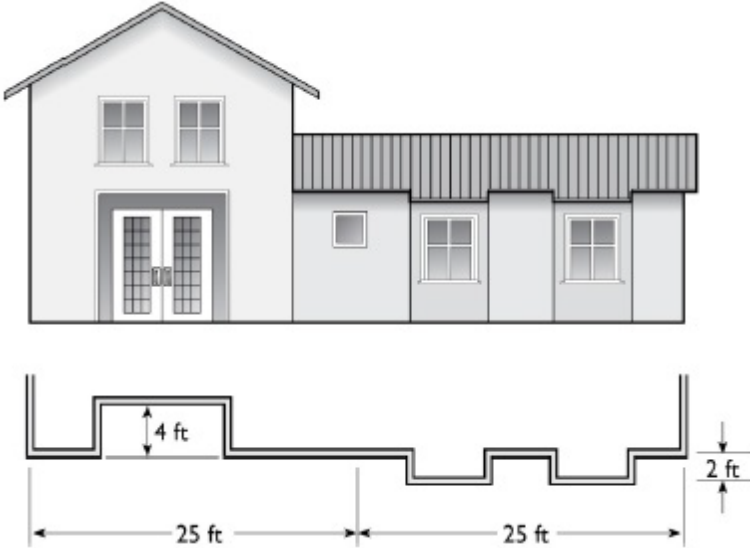
—(1) Orientation. All units located along public rights-of-way must have a principal entrance that fronts on and is oriented to face the right-of-way. Such entrance shall be clearly visible from the street and shall be connected via pedestrian walkways to the public sidewalk. Exceptions to this requirement may be approved for projects located on arterial streets that carry high traffic volumes and/or streets that do not allow on-street parking. In such cases, a project may be oriented around courtyards with principal entrances facing the courtyards.

—(2) Entry features. Building entrances must have a roofed projection (e.g., porch) or recess. Such entry features shall have a minimum depth of five feet, measured perpendicular to the façade

on which they are located. Entries that serve a single unit shall have a minimum area of 40 square feet while those that serve two or more units shall have a minimum area of 100 square feet.

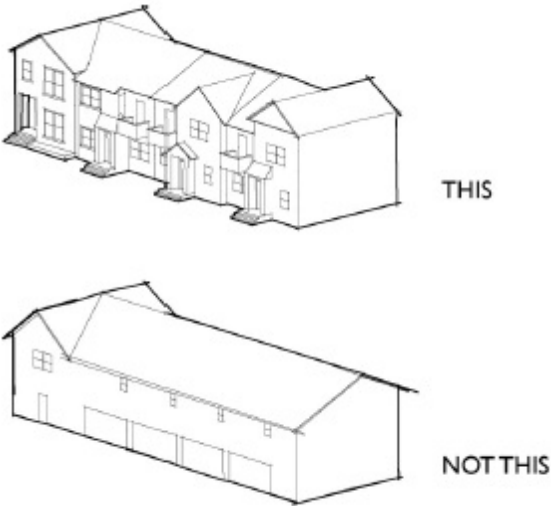
—(B) ~~Facade articulation.~~ All street-facing facades must include at least one change in plane (projection or recess) at least four feet in depth, or two changes in plane at least two feet in depth, for every 25 linear feet of wall. Such features shall extend the full height of the respective facade of single-story buildings, at least half of the height of two-story buildings, and at least two-thirds of the height of buildings that are three or more stories in height.

—Figure 9-5.704(B): Facade Articulation



—(C) ~~Roof forms.~~ Variable roof forms shall be incorporated into the building design, and no more than two side-by-side units may be covered by one unarticulated roof. Variation may be accomplished by changing the roof height, offsets, and direction of slope, and by including elements such as dormers.

—Figure 9-5.704(C): Roof Forms



—(D) Window design.

—(1) Relief. All windows shall either be recessed or surrounded by trim at least four inches in width and two inches in depth.

—(2) Shade features. At least 20% of all windows on each building shall have exterior sun shades, such as roof overhangs (eaves), awnings, or louvered sunshades.

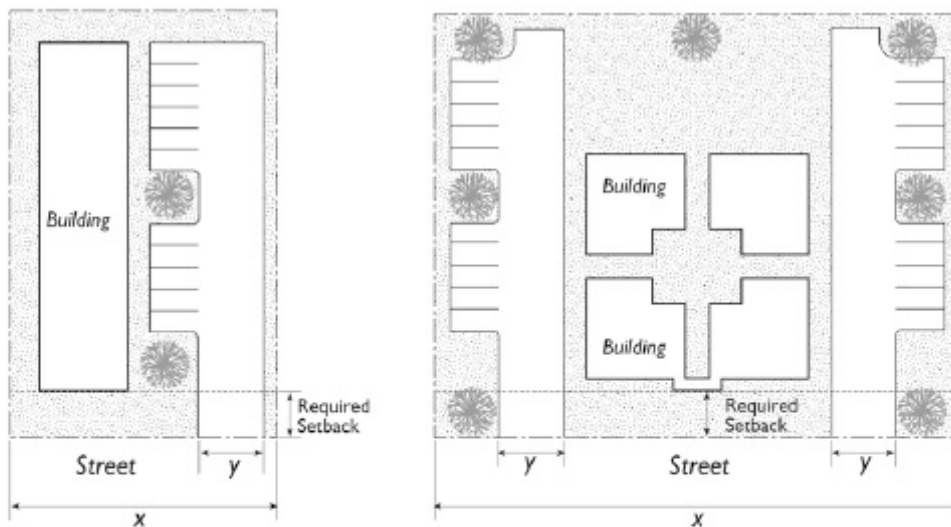
§ 9-5.705 SITE DESIGN FOR PARKING, CIRCULATION, AND ACCESS.

—Multi-family dwelling projects shall comply with the regulations of Article 17, Required Parking, as well as the standards of this section.

—(A) Parking location and frontage.

—(1) Maximum width. The maximum width of parking area within the required front setback, including driveways, open parking, carports, and garages, but excluding underground parking and parking located behind buildings, may not exceed 25% of the linear street frontage.

—Figure 9-5.705(A)(1): Maximum Parking Area Frontage



The maximum width of driveways within the required front setback shall not exceed 25 percent of the linear street frontage
 $(y \leq 25\% x)$

The maximum width of driveways within the required front setback shall not exceed 25 percent of the linear street frontage
 $(y + y \leq 25\% x)$

—(2) Parking location. Parking facilities shall be located according to one or more of the alternatives listed below. This locational requirement applies to parking for both residents and guests, as well as any parking that exceeds the required minimum. In all cases, the requirements of § 9-5.1703.1, Off-Street Parking Requirements by Use, which establishes the number of required parking spaces and number of covered spaces per unit, must be met. Parking shall be provided in one of the following locations or in a combination of the following locations:

—(a) Covered and enclosed parking within a detached garage located to the rear of the residential building in relation to the public street. Such garage may front an alley that is internal to

the project. Any garage door visible to any street shall be recessed at least six inches from the surrounding building wall and shall be surrounded by trim of at least two inches in depth.

— (b) Covered and enclosed parking integrated into the residential building, in which garage doors are located on the side or rear of the building and not facing a street. For the purposes of this regulation, doors shall be considered not to face a public street if they are oriented 45 degrees or more from parallel with the street.

— (c) Covered and enclosed parking integrated into the residential building with garage doors facing or within 45 degrees of parallel with the street. Such garages shall comply with the following standards:

— 1. Maximum width. Garages shall not exceed 50% of the overall width of the building façade of which they are a part. For the purposes of this requirement, garage width is considered the internal width of that portion of a building facade that is backed by a garage space. This dimension is measured from midpoint to midpoint of any enclosing walls that are perpendicular to the garage door or entry.

— 2. Setback/recess. Garages shall conform to one of the following setback standards:

— a. Garages shall be located at least five feet behind the primary wall of the dwelling. For the purposes of this regulation, "primary wall" shall consist of any wall at least ten feet in width and one story in height. Garage doors shall be recessed at least six inches from the surrounding wall.

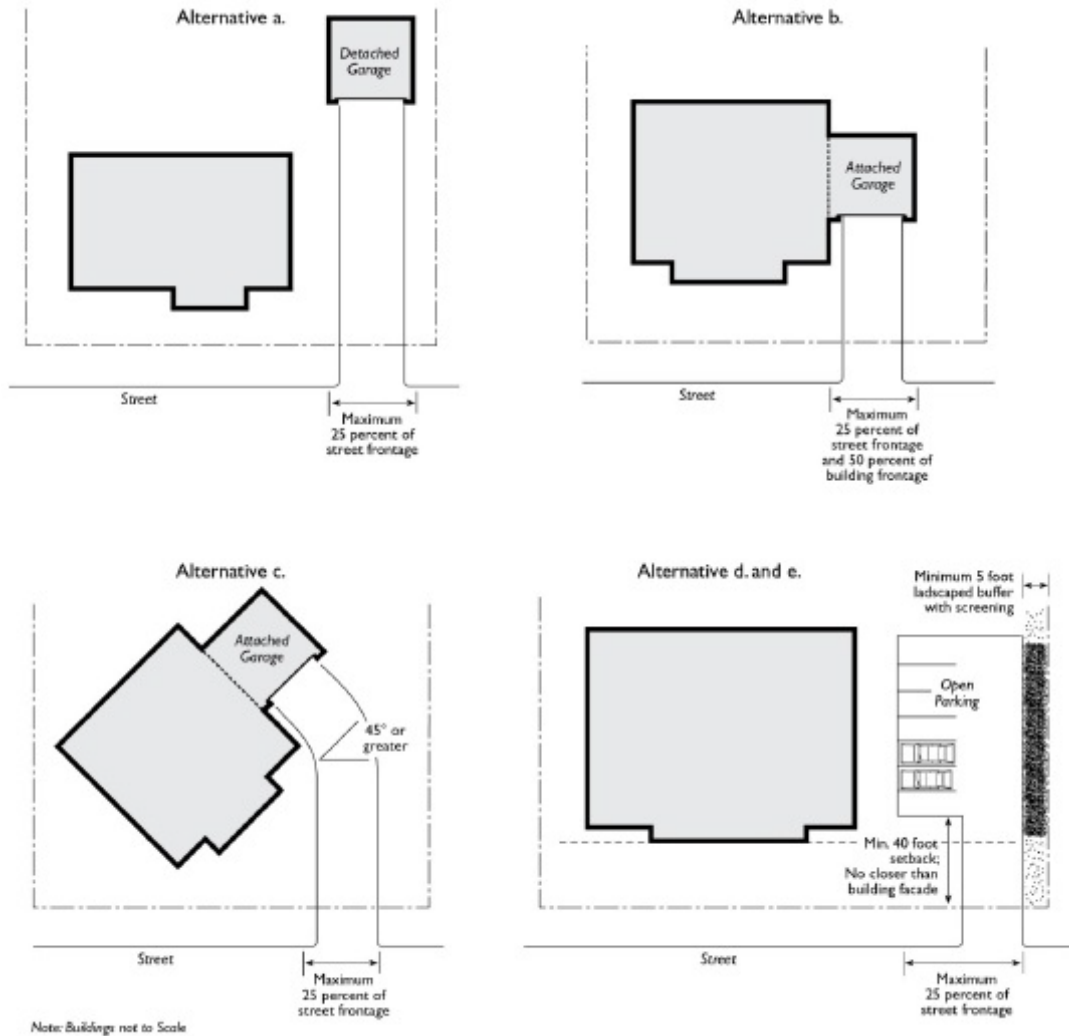
— b. Garage space located below living space may be set back the same distance as the remainder of the building façade. Garage doors shall be recessed at least six inches from the surrounding wall.

— c. Detailing. Trim of at least two inch depth shall be provided surrounding garage doors.

— (d) Open parking or carports located to the rear of buildings in relation to the street. Such parking facilities must be set back at least 40 feet from any adjacent street, and landscaped according to the standards of § 9-5.1716, Parking Lot Landscaping; Design Standards. The setback area shall include a landscaped buffer at least five feet in depth (measured perpendicular to the interior lot line) adjacent to any other lot. Parking areas shall be screened from adjacent lots with a solid fence, wall, or dense hedge at least five feet in height.

— (e) Open parking located to the side of buildings. Such parking must be set back at least 40 feet from any adjacent street or no closer to the street than the front façade of the residential building, whichever is greater. The setback area shall be landscaped according to the standards of § 9-5.1716, Parking Lot Landscaping; Design Standards. The setback area shall include a landscaped buffer at least five feet in depth (measured perpendicular to the interior lot line) adjacent to any other lot. Parking areas shall be screened from adjacent lots with a solid fence, wall, or dense hedge at least five feet in height. Parking area setbacks on corner lots may be modified by the Zoning Administrator when deemed necessary in order to provide adequate visibility for traffic safety.

— Figure 9-5.705(A)(2): Parking Location Alternatives



—(B) Driveways number and width. For lots 75 feet wide or less, a maximum of one driveway per lot is permitted. For lots greater than 75 feet in width, additional driveways are permitted but shall be spaced at least 75 feet apart. No driveway shall exceed 20 feet in width at any property line abutting a street or one-half of the width of the street frontage of the lot, whichever is less.

—(C) Pedestrian access.

—(1) Connection to public sidewalks. Every multiple-family dwelling shall have a walkway connecting the main building entry to the public sidewalk in the right-of-way on each street frontage. The walkway shall be physically separated from any driveway or off-street parking space by a landscaped buffer with a minimum width of two feet. The walkway shall have an unobstructed width of at least four feet, and shall be of concrete, decorative pavers, or other durable, all-weather surface.

—(2) Connection to parking areas. Every multiple-family dwelling shall have a walkway between a building entry and the parking area for the units served by it. The walkway shall be physically separated from any driveway or off-street parking space by a landscaped buffer with a minimum width of two feet. The walkway shall be at least four feet wide, and shall be of a durable, all-weather surface.

~~—(3) Connection to open space, recreation facilities, and public parks. Walkways shall be provided that connect building entries for the units served to any common usable open space or recreational facilities on site or to any public park facilities located on an adjacent lot.~~

~~§ 9-5.706 USABLE OPEN SPACE.~~

~~—Usable open space to serve multi-family residential dwelling units shall be provided and maintained in compliance with the following table and the requirements of this section.~~

<i>Table 9-5.706: Minimum Required Usable Open Space</i>		
	<i>R-10 Zone</i>	<i>R-20, R-25, and R-35 Zones</i>
Total Usable Open Space per Unit (sq. ft.)	250	200
Minimum Private Open Space per Unit (sq. ft.)	70	60

~~—(A) Required area and type of open space—multi-family dwellings. All multi-family residential developments shall be provided the minimum private open space area and minimum total open space area stated in Table 9-5.706, according to the number of units in the development. Once the minimum private open space requirement has been met, the remainder of the required total open space for the development may be provided as either private or common open space. Every development that includes five or more residential units shall provide at least one common open space area that meets the standards of division (D) of this section below.~~

~~—(B) Usability. A surface shall be provided that allows convenient use for residents' outdoor living and/or recreation activities. Such surface shall be any practicable combination of lawn, garden, flagstone, wood planking, concrete, or other serviceable, dust free surfacing. The slope shall not exceed 10%. Off street parking and loading areas, driveways, and service areas shall not be counted as usable open space. Open space on a roof or deck shall include safety railings or other protective devices that meet but do not exceed the minimum height required by the Antioch Building Code.~~

~~—(C) Design standards—private open space.~~

~~—(1) Accessibility. Private usable open space shall be accessible to only one living unit by a doorway or doorways to a habitable room or hallway of the unit.~~

~~—(2) Minimum dimensions. Private usable open space located on the ground level (e.g., yards, decks, patios) shall have no horizontal dimension less than ten feet. Private open space located above ground level (e.g., balconies) shall have no horizontal dimension less than six feet.~~

~~—(3) Openness. There shall be no obstructions over ground level space except for devices to enhance the usability of the space. Above ground level space shall have at least one exterior side~~

~~open and unobstructed for at least eight feet above floor level, except for incidental railings and balustrades. No more than 50% of the ground-level space may be covered by a private balcony projecting from a higher floor.~~

~~—(4) Enclosure. Ground-level space shall be screened from abutting lots, streets, alleys, and paths, from abutting private ways, and from other areas on the same lot by a building wall, by dense landscaping not less than five and one-half feet high and not less than three feet wide, or by a solid or grille, lumber or masonry fence or wall not less than five and one-half feet high, subject to the standards for required landscaping and screening in Chapter TBD. Screening may be reduced to three and one-half feet in height to avoid interfering with a beneficial outward and open orientation or view if there is no building located opposite and within 50 feet of the screening.~~

~~—(D) Design standards—common open space.~~

~~—(1) Accessibility. Common usable open space shall be accessible to all the dwelling units on the lot.~~

~~—(2) Rooftops. No more than 20% of the total area counted as common open space may be provided on a roof.~~

~~—(3) Facilities. Common areas may consist of open landscaped areas and gardens, natural areas with trails, patios, swimming pools, picnic and barbecue areas, playgrounds, community gardens, or other such improvements as are appropriate to enhance the outdoor environment of the development. Required components are as follows:~~

~~—(a) Seating. Common usable open space shall include seating.~~

~~—(b) Play areas. Developments that include 15 or more units of at least one bedroom or more must include children's play areas and play structures. This requirement does not apply to senior housing developments.~~

~~—(4) Openness and buildings. There shall be no obstructions above the open space except for devices to enhance the usability of the space. Buildings and roofed structures with recreational functions (e.g., pool houses, recreation centers, gazebos) may occupy up to 20% of the area counted as common open space.~~

~~—(5) Minimum dimensions. Common usable open space located on the ground level shall have no horizontal dimension less than 20 feet. If such ground level open space is located within ten feet of a building façade, the minimum dimension shall be no less than the height of the adjacent building. Common upper-story decks shall have no dimension less than ten feet. Roof decks shall have no horizontal dimension less than 15 feet.~~

~~—(6) Visibility. At least one side of the common open space shall border residential buildings with transparent windows and/or entryways.~~

~~—(7) Pedestrian pathways. Pedestrian walkways shall connect the common open space to a public right-of-way or building entrance.~~

~~—(8) Enclosure. Common usable open space that is designed as a children's play area or is likely to be used by children shall be screened from abutting streets by dense landscaping up to five and one-half feet high and not less than three feet wide, or by a solid or grille, lumber or masonry fence or wall up to five and one-half feet high, subject to the standards for required landscaping and~~

screening in Chapter TBD. Screening may be reduced to three and one-half feet in height to avoid interfering with a beneficial outward and open orientation or view if the play area is not located on an arterial or collector street and if there is no building located opposite and within 50 feet of the screening.

~~§ 9-5.707 STORAGE SPACE.~~

~~— Each unit in a multi-family dwelling shall be provided with a separate, enclosed, lockable storage space reserved for the occupants of the dwelling unit. Such storage space shall be located in a garage, storage building, or enclosed individual storage space. Each storage space shall be at least 250 cubic feet in volume and shall have no interior dimension less than four feet.~~

~~§ 9-5.708 LANDSCAPING.~~

~~— In addition to the standards of Article 10, Landscaping and Irrigation, and the Water Efficient Landscape Ordinance, multi-family dwellings shall comply with the following standards:~~

~~— (A) Minimum landscaped area. A minimum of 25% of any building site shall be landscaped.~~

~~— (B) Landscaping of front yards. All portions of required front yards, except those areas occupied by pedestrian or vehicular access ways, shall be landscaped.~~

~~— (C) Materials. Landscaping shall include plant materials of varying height and may incorporate a combination of groundcovers, shrubs, vines, trees, and garden areas. Landscaping may also include incidental features such as stepping stones, benches, fountains, sculptures, decorative stones, or other ornamental features, placed within a landscaped setting.~~

~~— (1) Ground cover materials. Ground cover shall be of live plant material. Pervious non-plant materials such as permeable paving, gravel, colored rock, cinder, bark, and similar materials shall not cover more than 10% of the required landscape area. Mulch must be confined to areas underneath shrubs and trees and is not a substitute for ground cover plants.~~

~~— (2) Size and spacing. Plants shall be of the following size and spacing at the time of installation:~~

~~— (a) Ground covers. Ground cover plants other than grasses must be at least four-inch pot size. Areas planted in ground cover plants other than grass seed or sod must be planted at a rate of at least one per 12 inches on center.~~

~~— (b) Shrubs. Shrubs shall be a minimum size of one gallon.~~

~~— (c) Trees. Trees shall be a minimum of 15 gallons in size with a one-inch diameter at breast height (dbh). Specimen trees of 36-inch or greater box size are encouraged. At least one specimen tree with a 24-inch or larger box size shall be planted in the landscaped area of the front setback. Trees (center of trees) shall be located a minimum of six feet from water meters, gas meters and sewer laterals; eight feet from any driveway, fire hydrant, fire sprinkler, or standpole connection; and 15 feet from any curb return at an intersection, utility pole, or street light.~~

~~— (D) Tree protection. Newly planted trees shall be supported with double stakes or guy wires. Root barriers shall be required for any tree placed within ten feet of pavement. (See also § 9-5.1210, Regulations on Tree Locations, and § 9-5.1208, Definition of Restricted Trees.)~~

§ 9-5.709–702 PROCEDURES.

The Planning Commission may allow modifications to the dimensional requirements, design standards, and other requirements of this article **the Multi-family Objective Design Standards** when so doing is consistent with the purposes of the General Plan and the district and would, because of practical difficulties, topography, and similar physical conditions, result in better design, environmental protection, and land use planning. The Zoning Administrator may review and approve modifications that are requested because a lot is substandard. All other modifications shall require Planning Commission approval. All modifications under this section shall be processed as use permits pursuant to the procedures of Article 27 of this Code.

(A) Required findings for approval. In addition to any findings required by § 9-5.2703 of this Code, the Administrator or the Planning Commission may only approve a modification to the requirements of this article based on the following findings:

(1) The project is consistent with the General Plan and any applicable area or specific plan.

(2) The modification meets the intent and purpose of the applicable zone district and is in substantial compliance with the district regulations.

(3) The modification is necessary due to the physical characteristics of the property and the proposed use or structure or other circumstances, including, but not limited to, topography, noise exposure, irregular property boundaries, or other unusual circumstance including the architectural or historical significance of the structure, and building or site features that will demonstrably reduce use of nonrenewable energy resources or greenhouse gas emissions.

(4) There are no alternatives to the requested modification that could provide an equivalent level of benefit to the applicant with less potential detriment to surrounding owners and occupants or to the general public.

(5) The granting of the requested modification will not be detrimental to the health or safety of the public or the occupants of the property or result in a change in land use or density that would be inconsistent with the requirements of this chapter.

(6) If the modification is requested because it will result in superior or more sustainable design, the review authority must also make the following findings:

(a) The proposed design is of superior quality or is intended to incorporate features that would demonstrably reduce use of nonrenewable energy resources or greenhouse gas emissions;

(b) The structure is an existing residential building and the alteration or addition is intended to increase the habitability and function of the structure, is compatible with the existing neighborhood character, will not substantially interfere with the privacy, sunlight, or air available to neighboring residential uses; and

(c) The proposed design has been reviewed and approved pursuant to Article 26: Design Review Duties and Responsibilities, of this chapter.

(B) Conditions of approval. In approving a modification, the Planning Commission may impose reasonable conditions deemed necessary to:

- (1) Ensure that the proposal conforms in all significant respects with the General Plan and with any other applicable plans or policies adopted by the City Council;
 - (2) Achieve the general purposes of this chapter or the specific purposes of the zoning district in which the project is located;
 - (3) Achieve the findings for a modification granted; or
 - (4) Mitigate any potentially significant impacts identified as a result of review conducted in compliance with the California Environmental Quality Act.
- (C) Appeals, expiration, extensions, and modifications.

(1) Appeals. The applicant or any other aggrieved party may appeal a decision on a modification in the same manner as a use permit as provided for in Article 27, Design Review, Use Permits, Administrative Use Permits and Variances.

(2) Expiration, extensions, and modifications. Modifications granted under this chapter are effective and may only be extended or modified as provided for in Article 27.

(D) Applicability. These procedures are not applicable to a project that is entitled to a density bonus concession or waiver pursuant to Article 34, Senior Housing Overlay District, or Article 35, Density Bonus Program, of this Code and may not be used to approve an increase in maximum density or reduction in required parking or to approve a use that is not permitted on the site proposed for development.

ARTICLE 9: SPECIAL USE REGULATIONS

§ 9-5.904 LOW BARRIER NAVIGATION CENTER

(A) Purpose. The purpose of this subsection is to allow operation of low barrier navigation centers to help people in need of housing that are temporarily homeless and to implement the provisions of Government Code Section 65660 et seq. relating to low barrier navigation centers.

(B) Definitions. For purposes of this subsection, the following definitions shall apply, as defined by Government Code Section 65660, which may be updated from time to time:

(1) “Low Barrier Navigation Center” means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

(2) “Low Barrier” means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

(a) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.

(b) Pets.

(c) The storage of possessions.

(d) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

(3) “Coordinated entry system” means a centralized or coordinated assessment system developed pursuant to the applicable provisions of the Code of Federal Regulations as specified in Government Code Section 65662, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.

(C) Allowed Zones. Low barrier navigation center uses shall be allowed by right in non-residential and mixed-use zoning districts that allow multiple-family dwellings, as shown in Table 9-5.3803 Table of Land Use Regulations, requirements of subsection § 9-5.904 (D), below.

(D) Requirements. A low barrier navigation center shall meet the following requirements:

(1) It offers services to connect people to permanent housing through a services plan that identifies services staffing.

(2) It is linked to a coordinated entry system, so that staff in the interim facility or staff who collocate in the facility may conduct assessments and provide services to connect people to permanent housing.

(3) It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.

(4) It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

(E) Application Procedure and Review.

(1) The City shall notify an applicant whether their application for a Low Barrier Navigation Center development, is complete, pursuant to Government Code Section 65943, within 30 days of receipt of an application.

(2) The City shall act within 60 days of receipt of a completed application.

(F) Effective Date. This chapter shall remain in effect until January 1, 2027, and as of that date, is repealed, unless extended by the California Legislature.

ARTICLE 26: DESIGN REVIEW DUTIES AND RESPONSIBILITIES

§ 9-5.2607 SITE PLAN AND DESIGN REVIEW REQUIRED.

(A) Site plan and design review shall be required for the following:

(1) Any new building or construction proposed in any zoning district, except for:

a. single-family homes in the RE, RR, RTR, R-4, and R-6 Districts

b. multiple-family dwellings or residential mixed-use projects within a Commercial Infill Housing Overlay that comply with the Commercial Infill Housing Objective Design Standards;

(2) An existing building for which exterior remodeling is proposed in any zoning district, except for:

a. single-family homes in the RB, RR, RTR, R-4, and R-6 Districts

b. multiple-family dwellings or residential mixed-use projects within a Commercial Infill Housing Overlay that comply with the Commercial Infill Housing Objective Design Standards.

(3) New signs as required per Article 5, Chapter 5, Title 9 in this Municipal Code.

(B) In addition, the Council may refer any matter concerning aesthetic site planning or design consideration to the Commission for review and recommendation.

(C) A building permit shall not be issued until design approval has been obtained for those structures for which approval is required as provided in this article.

(D) An application for multiple-family dwellings or residential mixed-use projects shall be reviewed by the Planning Commission for consistency with the Multi-family Objective Design Standards.

§ 9-5.2608 MINOR DESIGN REVIEW.

(A) Minor design review applications may be approved administratively by the Zoning Administrator with appeal to the Planning Commission. As determined by the Community Development Director, minor design review applications may include:

(1) Signage.

(2) Projects that comply with the City Wide Design Guidelines, have been peer reviewed as required by this article, and do not require other entitlements or involve the preparation of an initial study under the California Environmental Quality Act.

(3) Landscape and ancillary features such as fountains, walls, etc.

(B) However, the Community Development Director may determine that the totality of circumstances require a design review application to be considered by the Planning Commission.

§ 9-5.2609 DESIGN GUIDELINES.

(A) The Planning Commission shall have the authority to develop and recommend for Council approval design guidelines to establish criteria for the review of those matters required to come before the Commission. The guidelines may include criteria for site planning, landscape treatment, building design, and signs.

(B) The Citywide Design Guidelines, prepared by Downtown Solutions and dated October 2009, are herein incorporated by reference. The Zoning Administrator, the Planning Commission and the City Council shall adhere to the adopted guidelines, as amended, in site plan and design

review as required in § 9-5.2607, **except for multiple-family dwellings or residential mixed-use project, which shall comply with Multi-family Residential Objective Design Standards. Where Design Guidelines apply, an application** shall **not** be approved unless it complies with the adopted guidelines, **or** unless findings can be made pursuant to division (C) of this section. Findings are not required to be made for **applicable** development applications deemed complete prior to the adoption of this section. In circumstances where conflicts arise between the design guidelines and specific requirements of the zoning ordinance, then the design guidelines shall supersede the zoning ordinance requirements.

(C) In order to grant a waiver from adopted design guidelines, the Zoning Administrator, Planning Commission or the City Council shall find at least one of the following:

(1) That because of special circumstances applicable to the subject property, including, but not limited to, size, shape, topography, location or surroundings, the strict application of the design guidelines is not feasible; or

(2) That the overall project has a quality design, the majority of the project is consistent with the design guidelines and minor discrepancies with the design guidelines will not create a development that is undesirable or unsightly; or

(3) That the project features a unique theme or style that is not addressed in the design guidelines, but the overall project is of such extraordinary design quality that the project will not create a development that is undesirable or unsightly.

EXHIBIT B
TABLE OF ZONING MAP AMENDMENTS

EXHIBIT B: TABLE OF CHANGES TO ZONING DISTRICTS

Site No.	APN	Address	Existing Zoning	Proposed Rezoning
1	051-061-001	1650 VIERA AVE Antioch CA	S	R-20
2	051-061-002	1700 VIERA AVE Antioch CA	S	R-20
3	051-061-003	1730 VIERA AVE Antioch CA	S	R-20
4	051-062-004	1839 STEWART LN	S	R-20
5	051-062-005	1829 STEWART LN Antioch CA	S	R-20
6	051-062-006	1705 VIERA AVE Antioch CA	S	R-20
7	051-062-010	1853 STEWART LN Antioch CA	S	R-20
8	051-071-001	1524 VIERA AVE Antioch CA	S	R-20
9	051-071-002	1550 VIERA AVE Antioch CA	S	R-20
10	051-071-003	1560 VIERA AVE Antioch CA	S	R-20
11	051-071-004	1574 VIERA AVE Antioch CA	S	R-20
12	051-071-005	1600 VIERA AVE Antioch CA	S	R-20
13	051-071-006	1606 VIERA AVE Antioch CA	S	R-20
14	051-071-008	1588 VIERA AVE Antioch CA	S	R-20

EXHIBIT B: TABLE OF CHANGES TO ZONING DISTRICTS

15	051-071-011	1636 VIERA AVE Antioch CA	S	R-20
16	051-071-012	1628 VIERA AVE Antioch CA	S	R-20
17	051-072-005	1537 VIERA AVE Antioch CA	S	R-20
18	051-072-006	1540 WALNUT AVE Antioch CA	S	R-20
19	051-072-007	1554 WALNUT AVE Antioch CA	S	R-20
20	051-072-013	1549 VIERA AVE Antioch CA	S	R-20
21	051-072-014	1565 VIERA AVE Antioch CA	S	R-20
22	051-072-015	1863 BOWN LN Antioch CA	S	R-20
23	051-072-016	1877 BOWN LN Antioch CA	S	R-20
24	051-072-017	1568 WALNUT AVE Antioch CA	S	R-20
25	051-072-018	1580 WALNUT AVE Antioch CA	S	R-20
26	051-073-001	1605 VIERA AVE Antioch CA	S	R-20
27	051-073-002	1601 VIERA AVE Antioch CA	S	R-20
28	051-073-003	1837 VINE LN Antioch CA	S	R-20
29	051-073-004	1845 VINE LN Antioch CA	S	R-20

EXHIBIT B: TABLE OF CHANGES TO ZONING DISTRICTS

30	051-073-005	1859 VINE LN Antioch CA	S	R-20
31	051-073-006	1867 VINE LN Antioch CA	S	R-20
32	051-073-007	1881 VINE LN Antioch CA	S	R-20
33	051-073-008	1897 VINE LN Antioch CA	S	R-20
34	051-073-009	1905 VINE LN Antioch CA	S	R-20
35	051-073-011	1965 VINE LN Antioch CA	S	R-20
36	051-073-012	1585 WALNUT AVE Antioch CA	S	R-20
37	051-073-014	1537 WALNUT AVE Antioch CA	S	R-20
38	051-073-015	1523 WALNUT AVE Antioch CA	S	R-20
39	051-073-016	1551 WALNUT AVE Antioch CA	S	R-20
40	051-073-017	1927 VINE LN Antioch CA	S	R-20
41	051-073-018	1945 VINE LN Antioch CA	S	R-20
42	051-073-019	1567 WALNUT AVE Antioch CA	S	R-20
43	051-073-020	1559 WALNUT AVE Antioch CA	S	R-20
44	051-074-001	1966 VINE LN Antioch CA	S	R-20

EXHIBIT B: TABLE OF CHANGES TO ZONING DISTRICTS

45	051-074-002	1954 VINE LN Antioch CA	S	R-20
46	051-074-003	1936 VINE LN Antioch CA	S	R-20
47	051-074-005	1898 VINE LN Antioch CA	S	R-20
48	051-074-006	VINE LN & VIERA AVE, Antioch CA	S	R-20
49	051-074-007	1870 VINE LN Antioch CA	S	R-20
50	051-074-008	1854 VINE LN Antioch CA	S	R-20
51	051-074-009	1836 VINE LN Antioch CA	S	R-20
52	051-074-010	1633 VIERA AVE Antioch CA	S	R-20
53	051-074-011	1908 VINE LN Antioch CA	S	R-20
54	051-074-012	1920 VINE LN Antioch CA	S	R-20
55	051-081-001	1400 VIERA AVE Antioch CA	S	R-20
56	051-081-002	1410 VIERA AVE Antioch CA	S	R-20
57	051-081-003	1428 VIERA AVE Antioch CA	S	R-20
58	051-081-004	1452 VIERA AVE Antioch CA	S	R-20
59	051-081-006	1470 VIERA AVE Antioch CA	S	R-20

EXHIBIT B: TABLE OF CHANGES TO ZONING DISTRICTS

60	051-081-007	1490 VIERA AVE Antioch CA	S	R-20
61	051-081-008	1500 VIERA AVE Antioch CA	S	R-20
62	051-082-002	1497 WALNUT AVE Antioch CA	S	R-20
63	051-082-003	1473 WALNUT AVE Antioch CA	S	R-20
64	051-082-004	1957 SANTA FE AVE Antioch CA	S	R-20
65	051-082-005	1915 SANTA FE AVE Antioch CA	S	R-20
66	051-082-006	1887 SANTA FE AVE Antioch CA	S	R-20
67	051-082-007	1859 SANTA FE AVE Antioch CA	S	R-20
68	051-082-008	1831 SANTA FE AVE Antioch CA	S	R-20
69	051-082-009	1429 VIERA AVE Antioch CA	S	R-20
70	051-082-010	WALNUT AV & SANTA FE AV, Antioch CA	S	R-20
71	051-082-011	1939 SANTA FE AVE Antioch CA	S	R-20
72	051-082-012	SANTA FE AV & VIERA AVE, Antioch CA	S	R-20
73	051-082-013	1503 WALNUT AVE Antioch CA	S	R-20
74	051-082-014	1515 WALNUT AVE Antioch CA	S	R-20

EXHIBIT B: TABLE OF CHANGES TO ZONING DISTRICTS

75	051-083-001	1528 WALNUT AVE Antioch CA	S	R-20
76	051-083-002	1506 WALNUT AVE Antioch CA	S	R-20
77	051-083-004	1866 SANTA FE AVE Antioch CA	S	R-20
78	051-083-005	1834 SANTA FE AVE Antioch CA	S	R-20
79	051-083-006	1471 VIERA AVE Antioch CA	S	R-20
80	051-083-009	1509 VIERA AVE Antioch CA	S	R-20
81	051-083-010	1487 VIERA AVE Antioch CA	S	R-20
82	051-083-012	1495 VIERA AVE Antioch CA	S	R-20
83	051-100-022	2101 E 18TH ST Antioch CA	S	R-20
84	051-120-020	1650 TREMBATH LN Antioch CA	S	R-20
85	051-120-021	1710 TREMBATH LN Antioch CA	S	R-20
86	051-120-024	1450 TREMBATH LN Antioch, CA	S	R-20
87	051-120-025	1550 TREMBATH LN Antioch CA	S	R-20
88	051-130-001	1305 ST CLAIRE DR Antioch CA	S	R-20
89	051-130-002	1277 SAINT CLAIRE DR Antioch CA	S	R-20

EXHIBIT B: TABLE OF CHANGES TO ZONING DISTRICTS

90	051-140-001	1705 TREMBATH LN Antioch CA	S	R-20
91	051-140-003	1625 TREMBATH LN Antioch CA	S	R-20
92	051-140-006	1501 TREMBATH LN Antioch CA	S	R-20
93	051-140-007	1425 TREMBATH LN Antioch CA	S	R-20
94	051-140-012	1613 ST CLAIRE DR Antioch CA	S	R-20
95	051-140-013	1525 ST CLAIRE DR Antioch CA	S	R-20
96	051-140-014	1423 ST CLAIRE DR Antioch CA	S	R-20
97	051-140-015	1420 ST CLAIRE DR Antioch CA	S	R-20
98	051-140-019	88 MIKE YORBA WAY Antioch CA	S	R-20
99	051-140-020	1675 TREMBATH LN Antioch CA	S	R-20
100	051-140-025	1620 ST CLAIRE DR Antioch CA	S	R-20
101	051-140-026	1520 ST CLAIRE DR Antioch CA	S	R-20
102	051-140-027	1651 ST CLAIRE DR Antioch CA	S	R-20
103	051-140-028	1715 ST CLAIRE DR Antioch CA	S	R-20
104	051-140-035	1575 TREMBATH LN Antioch CA	S	R-20

EXHIBIT B: TABLE OF CHANGES TO ZONING DISTRICTS

105	051-200-076	HOLUB LN & E 18TH ST, Antioch CA	P-D	R-35
109	051-230-028	3200 E 18TH ST, Antioch CA	P-D	R-35
110	051-400-027	WILSON ST AND E 18TH ST	P-D	R-20
111	052-042-044	3901 HILLCREST AVE Antioch CA	P-D	R-35
112	052-342-010	WILDFLOWER DR & HILLCREST AV, Antioch CA	R-6	R-35
116	055-071-106	LONE TREE WAY & COUNTRY HILLS DR, Antioch CA	P-D	R-35
117	055-071-107	LONE TREE WAY & COUNTRY HILLS DR, Antioch CA	P-D	R-35
118	055-071-108	LONE TREE WAY & DEER VALLEY RD, Antioch CA	P-D	R-35
119	055-071-113	LONE TREE WAY & COUNTRY HILLS DR, Antioch CA	P-D	R-20
120	056-130-014	5200 HEIDORN RANCH RD Antioch CA	P-D	R-35
121	056-130-011	5320 HEIDORN RANCH RD Antioch CA	P-D	R-35
122	065-071-020	1205 A St Antioch CA	C-O	R-20
124	065-110-007	701 WILBUR AVE, Antioch CA	R-25	R-35
125	065-161-025	301 E 18TH ST Antioch CA	C-2	R-20
128	067-093-022	A ST & PARK LN, Antioch CA	C-O	R-20

EXHIBIT B: TABLE OF CHANGES TO ZONING DISTRICTS

129	067-103-017	A ST Antioch CA	C-0	R-20
133	068-082-057	TERRACE DR & E 18TH ST, Antioch CA	C-2	R-20
134	068-252-041	2721 WINDSOR DR, Antioch CA	R-6	R-35
135	068-252-042	WINDSOR DR & IGLESIA CT, Antioch CA	R-6	R-35
136	068-252-043	WINDSOR DR & IGLESIA CT, Antioch CA	R-6	R-35
137	068-252-045	2709 WINDSOR DR, Antioch CA	R-6	R-35
138	071-370-026	3351 CONTRA LOMA BLVD, Antioch CA	R-6	R-20
139	072-400-036	CACHE PEAK DR & GOLF COURSE RD, Antioch CA	P-D	R-35
140	072-400-039	4655 GOLF COURSE RD, Antioch CA	P-D	R-35
141	072-400-040	CACHE PEAK DR & GOLF COURSE RD, Antioch CA	P-D	R-35
142	072-450-013	DALLAS RANCH RD, Antioch CA	P-D	R-35
147	074-122-016	DELTA FAIR BLVD, Antioch CA	C-3	R-20
148	074-123-004	DELTA FAIR BLVD & FAIRVIEW DR, Antioch CA	C-3	R-35
149	074-123-005	FAIRVIEW DR, Antioch CA	C-3	R-35
150	074-343-034	2100 L ST, Antioch CA	C-1	R-20

EXHIBIT B: TABLE OF CHANGES TO ZONING DISTRICTS

151	075-460-001	JAMES DONLON BLVD & CONTRA LOMA BLVD, Antioch CA	C-1	R-25
153	052-061-053	4325 BERRYESSA CT Antioch CA	P-D	R-35
154	071-130-026	3195 CONTRA LOMA BLVD Antioch CA	R-20	R-35
155	068-251-012	620 E TREGALLAS RD Antioch, CA	R-25	R-35
156	052-061-014	4215 HILLCREST AVE Antioch CA	S	R-35
157	052-042-037	4201 HILLCREST AVE Antioch CA	R-6	R-35
158	052-140-013	WILDFLOWER DRIVE	P-D	R-25
159	052-140-014	WILDFLOWER DRIVE	P-D	R-25
160	052-140-015	WILDFLOWER DRIVE	P-D	R-25
161	052-140-016	WILDFLOWER DRIVE	P-D	R-25
162	056-120-096	2721 EMPIRE AVE	P-D	R-35
163	072-011-052	3950 LONE TREE WAY	P-D/S-H	R-35
164	051-200-065	3415 OAKLEY RD	P-D	R-35
165	068-091-043	1018 E 18TH ST	R-6	R-35
166	076-231-007	1919 BUCHANAN RD	P-D	R-35

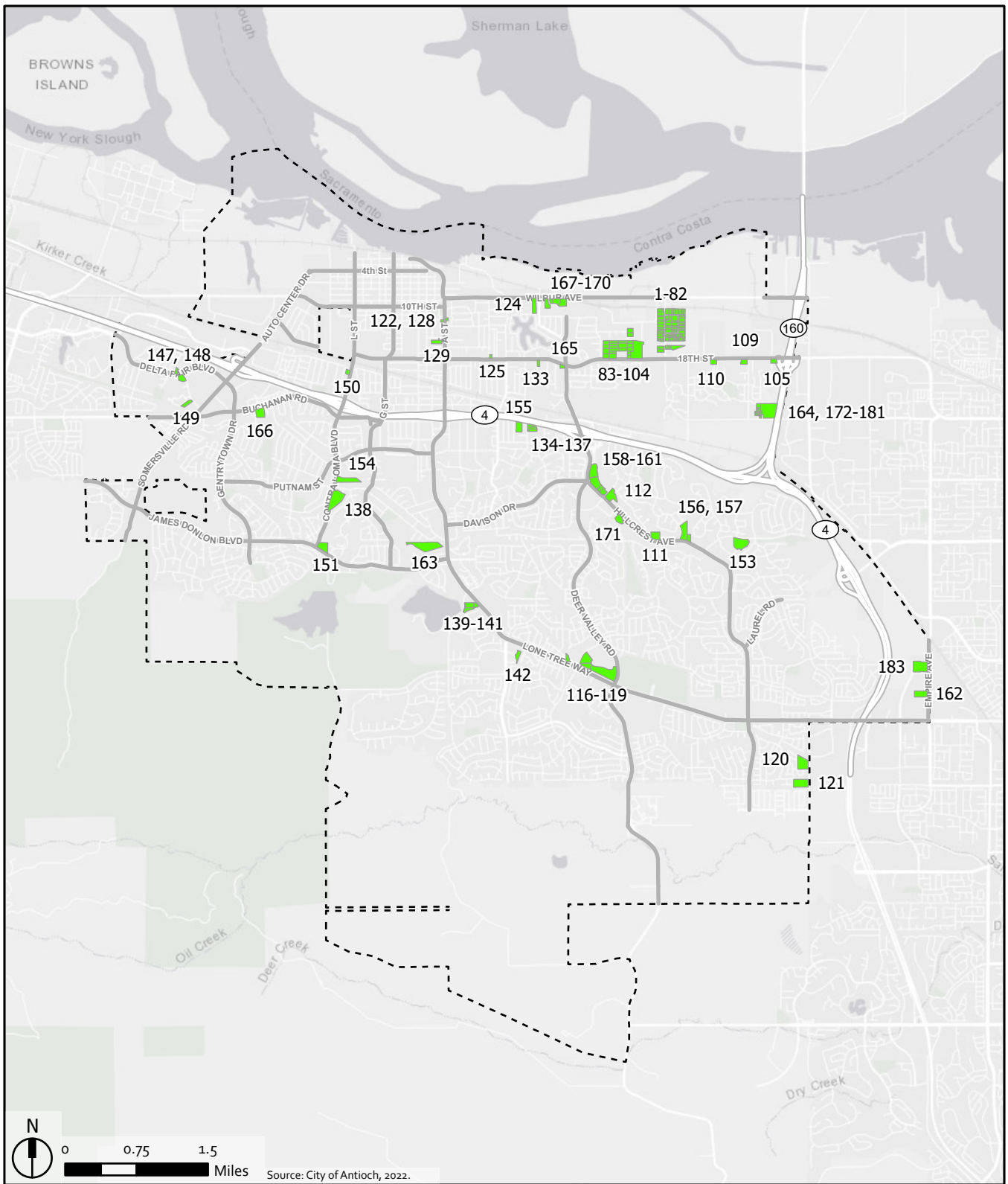
EXHIBIT B: TABLE OF CHANGES TO ZONING DISTRICTS

167	065-122-023	APOLLO CT	PBC/Cannabis Overlay	R-35
168	061-122-029	APOLLO CT	PBC/Cannabis Overlay	R-35
169	061-122-030	APOLLO CT	PBC/Cannabis Overlay	R-35
170	061-122-028	APOLLO CT	PBC/Cannabis Overlay	R-35
171	052-370-009	HILLCREST AVE	P-D	R-35
172	051-390-006	3301 JESSICA CT	P-D	R-35
173	051-390-005	3305 JESSICA CT	P-D	R-35
174	051-390-004	3309 JESSICA CT	P-D	R-35
175	051-390-003	3313 JESSICA CT	P-D	R-35
176	051-390-002	3317 JESSICA CT	P-D	R-35
177	051-390-001	3321 JESSICA CT	P-D	R-35
178	051-390-016	3325 JESSICA CT	P-D	R-35
179	051-390-011	3329 JESSICA CT	P-D	R-35
180	051-390-010	3333 JESSICA CT	P-D	R-35
181	051-390-009	3345 OAKLEY RD	P-D	R-35

EXHIBIT B: TABLE OF CHANGES TO ZONING DISTRICTS

182	--	Jessica Court Roundabout	P-D	R-35
183	056-120-098	Empire Ave	P-D	R-25

EXHIBIT C
DIAGRAM OF ZONING MAP AMENDMENTS



Zoning Map Amendment
City of Antioch Housing Element




Resolution 2023-05 Housing Element Zoning Text Changes

Final Audit Report

2023-01-05

Created:	2023-01-05
By:	Anne Hersch (ahersch@antiochca.gov)
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