

MEMO

TO: City Council

FROM: Aimee Nassif, AICP, Deputy Director of Development Services

DATE: September 23, 2025

RE: City Council “Big Rocks” - Housing

RECOMMENDATION

This report is for information purposes only. No Council action is required.

BACKGROUND

In June 2025, City staff provided Council with an update on their work related to beautification, a “Big Rock” identified as part of the 2024 City Council retreat. Beautification involves a host of partners and strategies identified in the Ignite! Strategic Plan. To organize staff efforts and resources, the beautification category was organized as illustrated below:

MEETINGS TO DATE

- [February 8, 2023](#), CEDC Housing Presentation - Accessory Dwelling Units (ADUs) and Infill Policy
- [April 12, 2023](#), CEDC Infill Policy Discussion
- [May 10, 2023](#), CEDC Housing Presentation and Discussion
- [June 14, 2023](#) and [August 9, 2023](#), CEDC ADU Presentation and Discussion
- [December 12, 2023](#), City Council adoption of ADU Ordinance
- [January 10, 2024](#), CEDC Residential Lot Development Presentation and Discussion
- [February 14, 2024](#), CEDC Housing Discussion (inventory, recommendations, and goals)
- [May 14, 2024](#), City Council adoption of Residential Lot Development Ordinance
- [August 14, 2024](#), CEDC Housing Progress and Updates Memo
- [September 11, 2024](#), CEDC UDO Process Updates Presentation
- [November 6, 2024](#), CEDC Housing Discussion (updates and recommendations)
- [December 17, 2024](#), City Council adoption of UDO Process Ordinance
- [February 12, 2025](#), CEDC Agenda – CDBG Analysis of Impediments to Fair Housing (AI) Report
- [June 10, 2025](#), City Council discussion of housing initiatives and direction provided for staff to identify areas to increase administrative reviews and update zoning processes and requirements within the UDO.

UPDATES

On September 10, 2025, staff presented the CEDC with areas of the UDO, that could be modified to create review efficiencies for some housing projects. Additionally, staff presented areas of the UDO, that could be modified, to allow for new housing typologies in certain residential zones and the creation of the R-2 conventional zoning district, both of which could result in greater housing diversity. While all areas below relate to residential development, many may also provide benefit to non-residential development. These areas of the UDO include:

Review & Process Areas	Zoning Reform Areas
1. Modifications	1. Land Use Entitlements - expanding housing choice
2. Preliminary Development Plans - submittal requirements	2. New Conventional Zoning District (R-2)
3. Preliminary Development Plans - revisions	3. Public Hearings-number of hearings for PDPs and revised PDPs
4. Preliminary Development Plan - extensions	
5. Concept Plans - submittal requirements	

CEDC directed staff to return with information on processes and allowances in neighboring jurisdictions and additional information on housing typologies, for example, the difference between a duplex and townhouse. Recognizing the complexity of these issues, and the potential for unintended consequences if executed incorrectly, staff will be returning to CEDC in October/November to first respond to the direction provided as it relates to the review and process areas, then in November/December regarding the potential zoning reforms.

IGNITE! STRATEGIC PLAN / COMPREHENSIVE PLAN

The items discussed in this report are in alignment with several objectives, strategies, and/or action items identified in the Ignite! Strategic Plan or Ignite! Comprehensive Plan including, but not limited to:

- Strong Neighborhoods with Housing Choices – maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community, with an emphasis on offering affordable housing, policies that diversify housing choices, proactive code enforcement, and community education.