



Memorandum to the Planning Commission

PLACEMENT: Public Hearing

TO: PLANNING COMMISSION

**FROM: PATTY NEVINS, DIRECTOR OF PLANNING
SHANNON J. CASEY, AICP, SENIOR PLANNER**

DATE: May 17, 2022

**SUBJECT: ZONING CODE AMENDMENT 22-002 (ZCA22-002)
PROPOSED TEXT CHANGES TO ORDINANCES**

Staff received comments this morning from the Building Industry Association (BIA) requesting text changes to the proposed ordinance. After careful consideration of the requested changes, Staff is proposing the attached text changes. A summary of these changes includes:

- Under General Landscaping Requirements –page 8 (r) – Clarification on “Building Pad” meaning “Building Footprint”.
- Under Residential Districts – page 10 iv. 2 – Required shrubs – Modified this text to remove shrubs being placed 9 feet on-center. Add text to include spacing per species-type based upon the Sunset Western Garden Book to achieve desired coverage.
- Under Low Impact Development, Medium Density Residential Districts, Multi-Family Residential Districts and Industrial Districts Sections, - pages 13, 16, 19, and 21 - Added in each section, “An alternate landscape plan design may be approved by Planning Director or his/her designee if the resulting mature tree canopy will be equal to or greater than the above standard” to build in more flexibility.
- Modified text for “Landscape Protection” – Sheet 13, 16, 19 and 21 – Text now specifies the overall dimension of seven feet being from “curb face to curb face” and gives “minimum width of four foot for planting”.

Staff concurs that the above changes will allow more flexibility in design while maintaining the goal of increasing the City’s overall tree canopy coverage.