



Ordinance to Implement State Laws Plus Clarifications of Existing Regulations

City Council

August 12, 2024

NEW LAWS 2024

Presentation: Albert Yang and Amy French

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Staff Recommendation

Staff and the Planning and Transportation Commission recommend the City Council:

- Adopt an ordinance amending the Palo Alto Municipal Code Titles 18 (Zoning) and 21 (Subdivisions and Other Divisions of Land) to clarify existing regulations and to implement recent State land use laws:
 - Amend Chapters 18.14 (Housing Incentives), 18.18 (Downtown Commercial District), 18.30(F) (Automobile Dealership (AD) Combining District Regulations), 18.42 (Standard for Special Uses), 18.52 (Parking Regulations) and 18.77 (Processing of Permits and Approvals), and
 - Amend Chapter 21.12 (Tentative Maps and Preliminary Parcel Maps)
 - Add Chapter 21.11 (Streamlined Subdivisions Resulting in Ten or Fewer Parcels)
 - Exclude proposed amendments to Section 18.52.040.



Recent State Land Use Laws for Implementation

- 1 SB 684 effective 7-1-24 – ministerial approval of up to 10 homes – 18.42.185, 18.77.074, and 21.11
- 2 SB 4 effective 1-1-24 – housing by right on higher ed and religious lands – 18.14.060 and 18.77.074
- 3 AB 2162 effective 1-1-19 – supportive housing by right – 18.14.060 and 18.77.074
- 4 AB 894 effective 1-1-24 – shared parking – 18.52.050
- 5 AB 2097 effective 1-1-23 – reduce parking near transit – 18.52.030 and TBD
- 6 AB 970 effective 1-1-23 – ministerial review of EVSE installations – 18.52.045 and 18.52.070



Draft Ordinance Clean-Up (Non-State Law) Items

Non-substantive clarifications to existing regulations in Titles 18 and 21 include:

- Fixes Footnote 3, Table 3, PAMC 18.18.060 (CD District Development Standards)
- Clarifies permitted/conditionally permitted uses PAMC 18.30(F).040, 18.20(F).045
- Adds the new NVCAP zone districts NV-MXM and NV-MXH to PAMC 18.42.040
- Amends PAMC 21.12.090 - tentative maps on the Council's consent agenda

AB 2097 Consideration

- Staff recommends removing all provisions related to AB 2097
 - PAMC 18.52.030: related to TDM plans
 - 18.52.040(a): implements state law
 - 18.52.040(d): on-site loading space
- Staff to return tentatively in October with more information to support policy direction on AB 2097





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