



MEMORANDUM

FROM: Nicole Tremblay, AICP
DEPT: Planning & Zoning
TO: City Council
DATE: August 26, 2025

SUBJECT: 23-66AM Live Local text Amendment – Second Reading

Two changes have been made from the drafts presented at first reading. The first is the addition of the following underlined wording in Sec. 6.10.4:

1. The affordable housing development project must be a multifamily or mixed use residential project located within one of the city's mixed use zoning districts or a portion of a planned district that permits commercial, industrial, or mixed use, or a mixed use residential project located within the Commercial (CM) or Industrial (IND) zoning district or the inactive districts of Commercial, General (CG), Commercial Shopping Center (CSC), or Industrial, Light and Warehousing (ILW). The existing future land use designation has no bearing on the project's ability to take advantage of the Act.

This mirrors the state law, and the words "a portion of" may be key to determining where a Live Local Act project can be placed in an existing planned unit development. The wording limits the placement of these projects to the areas designated commercial, industrial, or mixed use within the PUD, excluding residential and open space areas.

The second change is to add a missing comma in the following location in Sec. 6.10.4:

15. Nothing in this subsection precludes the granting of a bonus for density, height, or floor area ratio pursuant to an existing City ordinance or regulation if the affordable housing development project satisfies the conditions to receive such bonus, except for any condition which conflicts with this subsection. If a project qualifies for such bonus, the bonus must be administratively approved by the Zoning Administrator.

This is needed to clarify that density and height are separate items for consideration.