



AGENDA SUMMARY REPORT

SUBJECT: Adoption of an Ordinance Amending and Adding Various Sections of the Ukiah City Code to More Effectively Regulate 'Missing Middle Housing' Consistent with the Land Use Element of the Ukiah 2040 General Plan.

DEPARTMENT: Community Development

PREPARED BY: Jesse Davis, Chief Planning Manager

PRESENTER: Jesse Davis, Chief Planning Manager

ATTACHMENTS:

1. ORDINANCE - Missing Middle Housing
2. CEQA Guidelines (Findings of Significance)

Summary: Council will consider adoption of an Ordinance amending and adding various sections of the Ukiah City Code to more effectively regulate 'Missing Middle Housing' consistent with the Land Use Element of the Ukiah 2040 General Plan.

Background: On December 7, 2022, the City Council adopted the 2040 Ukiah General Plan, which included a Land Use Element focused on the topics of compact residential development, missing middle housing, special planning areas, infill housing, community character and design. As part of the 2040 General Plan, a goal, policies, and implementation programs were specifically included to support the development of Missing Middle Housing within existing Ukiah neighborhoods. In particular, Goal LU-9- "*To provide opportunities for housing that can accommodate the needs, preferences, and financial capabilities of current and future residents in terms of different housing types, tenures, density, sizes, and costs-*" guided the City's approach to crafting regulations to encourage 'Missing Middle' and infill housing development.

On September 25, 2024, the City of Ukiah Planning Commission evaluated the proposed amendments, and unanimously (3-0 vote, with one vacancy and one Commissioner absent) approved the adoption of a resolution recommending the amendments to the City Council.

On October 2, 2024, the City of Ukiah City Council held a public hearing and received the recommendation from the Planning Commission and Staff. At the conclusion of the public hearing, Council unanimously (5-0) approved the introduction of the Ordinance (Attachment 1). The below Key Objectives section summarizes the staff report and presentation made by Staff in the October 2, 2024, public hearing.

Key Objectives - Missing Middle Ordinance

The proposed amendments to Ukiah's City Code aim to bring local regulations in line with the Ukiah 2040 General Plan, promoting more flexible and diverse housing options while maintaining the City's commitment to sustainability and community resilience. Key changes within the introduced Ordinance focus on clarifying that duplexes, a critical component of 'Missing Middle' housing, are allowed by right in residential zones (R1-R3), exempt from certain objective design regulations, but still restricted in airport compatibility zones. The amendments also seek to streamline the approval process for Missing Middle housing types, reduce regulatory barriers, and ensure that they are developed in a manner compatible with existing neighborhoods. By promoting the development of Missing Middle Housing, the City can enhance housing affordability,

increase density in appropriate areas, and create more walkable, livable communities.

Regulations for manufactured and modular homes are simplified, aligning local rules with state standards, while new provisions for Dwelling Group - Cottage developments will encourage small-scale, clustered housing that blends with single-family neighborhoods and provides opportunities for clustered infill development of smaller residential structures. In addition, the reduction of setbacks, lot sizes, and parking requirements is designed to facilitate the development of affordable, compact housing types such as duplexes and townhomes, allowing realization of the General Plan's evaluated densities. The proposed amendments also incorporate SB 9 and address practical concerns like accessory carports, allowing them to extend into setbacks to optimize space for infill residential development, rather than vehicle storage.

Clear citations in the 'Additional Requirements' section of each Article have been added to increase awareness of regulations and restrictions within the Ukiah Municipal Airport Land Use Compatibility Plan. "Mom & Pop" grocery stores are now permitted in residential zones on a discretionary basis and there are more opportunities for 'Professional Office' uses. Updates have been made to landscaping standards to emphasize drought-resistant plants in line with the City's sustainability goals.

CEQA

Per the California Environmental Quality Act (CEQA), as evaluated in Attachment 2, there is no new information as a result of the proposed ordinance amendments that would result in more severe impacts than what was considered as part of the Ukiah 2040 General Plan EIR. Overall, these amendments are strategically designed to implement the 2040 General Plan's vision of a more diverse, sustainable, and resilient community, with no significant new environmental impacts identified under CEQA.

Discussion: Staff recommends Council adopt the Ordinance in Attachment 1, which would amend and add various sections of the Ukiah City Code to more effectively regulate 'Missing Middle Housing.' Since review by the City Council on October 2, 2024, Staff have facilitated minor updates and corrections to improve the readability and consistency of the introduced ordinance. None of the updates or modifications alter the allowances previously analyzed and approved by the Planning Commission and City Council.

Recommended Action: Adopt an Ordinance Amending and Adding Various Sections of the Ukiah City Code to More Effectively Regulate 'Missing Middle Housing' Consistent with the Land Use Element of the Ukiah 2040 General Plan.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT:

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: City Manager's Office; City Attorney

DIVERSITY-EQUITY INITIATIVES (DEI): N/A

CLIMATE INITIATIVES (CI):CL 5A: Update the zoning ordinance

GENERAL PLAN ELEMENTS (GP):Goal LU-9 (Missing Middle) LU-9.1 Mixed Residential Neighborhoods; LU-9.2 Housing Types and Designs; LU-11.10 Water Efficient Landscaping; Goal H-2 (Expand Housing Opportunity); H-2.2 (Encourage a Variety of Housing); Goal H-3 (Remove Governmental Constraints to Infill Housing)

Approved:


Sage Sangiacomo, City Manager

