



Legislation Text

File #: 21-528, **Version:** 1

Staff Report to Remove from the Table the Second Reading of Ordinance No. 2020-12 Amending the Zoning Code, Zoning Map, and Municipal Code to Implement the 2018 Bay Fair TOD Specific Plan (Introduced on December 7, 2020)

SUMMARY AND RECOMMENDATION

Staff recommends that in accordance with Robert's Rules of Order as prescribed by Section II of the City Council Handbook the City Council move to remove from the table the Second Reading of Ordinance No. 2020-12 amending the Zoning Code, Zoning Map, and Municipal Code to implement the 2018 Bay Fair TOD Specific Plan.

BACKGROUND AND ANALYSIS

On December 7, 2020, the City Council reviewed, accepted public comments, and approved the first reading of an Ordinance amending the Zoning Code, Zoning Map, and Municipal Code to implement the 2018 Bay Fair TOD Specific Plan.

On December 7, 2020, the City Council also directed staff to report to the City Council Rules Committee in six to eight months to discuss supplemental mobile home park protections citywide in response to concerns about displacement within the City's transit-oriented development (TOD) growth areas including the Bay Fair TOD Plan, which the City adopted in 2018.

On February 1, 2021, the City Council tabled the second reading of the Ordinance adopting the B-TOD Zoning Amendments pending the preparation of citywide supplemental mobile home park protections and further discussions with key stakeholder groups.

Since the February 1 Council meeting, staff has met with key stakeholder groups, as directed by Council. On September 7, 2021, the City Council voted 7-0 to introduce an Ordinance adopting Zoning Code and Zoning Map Amendments to strengthen anti-displacement policies for mobile home park residents. The proposed Zoning Code amendments add Chapter 3.34, MHP Mobile Home Park Overlay District, and amend Chapter 5.28, Mobile Home Park Conversions. The proposed Zoning Map Amendments apply the MHP Overlay Zone to all existing mobile home park sites. The second reading of the Ordinance is agendaized for September 20, 2021 and would become effective on October 21, 2021.

FISCAL IMPACT

There is no direct fiscal impact from removing the Bay Fair TOD Second Reading from the table.

ENVIRONMENTAL REVIEW

Consistent with the City Council's earlier review and action, the proposed amendments are exempt from the California Environmental Quality Act ("CEQA") based on the rule set forth in CEQA

Guidelines Section 15061(b)(3) that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

RECOMMENDATION

Staff recommends that in accordance with Robert's Rules of Order, which govern the orderly administration of City Council meetings per Section II of the City Council Handbook, the City Council move to remove from the table the Second Reading of Ordinance No. 2020-12 amending the Zoning Code, Zoning Map, and Municipal Code to implement the 2018 Bay Fair TOD Specific Plan (Introduced on December 7, 2020). If removed from the table, the Second Reading would be placed on the October 4, 2021 regular City Council meeting agenda for consideration.

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