



ATTACHMENT 7:

SUMMARY OF REVISIONS
FOLLOWING PLANNING
COMMISSION DEC./JAN.
DISCUSSIONS

Summary of Revisions Following Planning Commission Discussion and Public Comment

The Planning Commission reviewed the draft 2026 Inland Zoning Code Update in two discussion-only meetings on December 10, 2025, and January 14, 2026. Written comments were submitted by Humboldt Waterkeeper in advance of the December meeting regarding the lighting standards, and by the Coalition for Responsible Transportation Priorities (CRTP) in advance of both meetings regarding several proposed amendments. The changes outlined below reflect refinements made in response to Planning Commission discussion and public comment.

Neighborhood-Serving Commercial Uses in Residential Zoning Districts (155.204.050)

- Removed the prohibition on bars.
- Restored the allowable hours of operation to 7 AM to 11 PM (unless modified by condition of approval), consistent with the existing code.
- Expanded eligibility for expedited permitting (a Minor Use Permit instead of a Conditional Use Permit) to any site where a prior neighborhood-serving commercial use can be demonstrated, not only those listed in a table.
- Removed limitations restricting these uses to corner lots or non-local streets.

Vacation Rentals (155.304.150)

- Clarified that the on-site proprietor does not need to be the property owner, but the license holder must be.
- Added requirements for property owners to disclose proprietor information on business license applications and keep that information current to ensure reliable contact information.

Outdoor Lighting (155.308.050)

- Removed exemptions for lighting installed by the City, public agencies, or utilities, as these exemptions are already addressed elsewhere in the code or by state law.
- Reinstated a standard explicitly requiring dark-sky-compliant lighting fixtures.
- Changed the lighting limit in the Greenway and Gulch Management Area from 0.1 foot-candle to 0.01 foot-candle.

Building Design Standards (155.312)

- Added a clarifying sentence that a cornice with or without dentils satisfies the roof design requirement (155.312.050.B.9.i).

Large Site Development (155.314)

- Where a new mid-block crossing is required and the applicant provides a public access pathway in lieu of a street, broadened the requirement from a pedestrian-only path to a

shared pathway serving bicycles, pedestrians, and other non-motorized transportation (155.314.020.C.2).

Parking (155.324)

- Fixed a contradiction regarding where loading and service areas can and can't be located (155.324.060.M).
- Added a requirement for a dedicated pedestrian path from parking lots to the public sidewalk, to avoid requiring pedestrians to walk through landscaping or vehicle driveways (155.324.060.K).
- Changed the long-term bicycle parking requirement for multi-family housing from one space per two units to one space per unit, and changed the requirement for shared living quarters from one space per two bedrooms to one space per bedroom (155.324.070.D, Table 324-3).
- Simplified Administrative Adjustment provisions for applicants requesting to receive a reduction in required bicycle parking spaces to address CRTP concern about language (155.324.070.E.4).
- Increased the minimum aisle width for bicycle parking from 4 to 5 feet (155.324.070.F.2.d and Figure 324-7).
- Added a requirement that at least 10 percent of bicycle parking spaces (and at least one space) be horizontal where vertical racks are used (155.324.070.F.2.b).
- Expanded cargo- and electric-bicycle parking requirements so that when larger bicycle parking quantities are required, appropriately sized spaces are required for all bicycle parking, not just long-term parking (155.324.070.F.2.g).
- Consolidated bicycle parking location and security standards to remove duplication and improve clarity (155.324.070.H.1).
- Clarified that bicycle spaces relying on visibility rather than locking must be located indoors (155.324.070.H.2).

Nonconforming Structures (155.424)

- Retitled post-disaster reconstruction provisions to clarify that exemptions from nonconforming site feature upgrade requirements apply to reconstruction following any disaster, not only fire damage (155.424.030.E.1.f).
- Added a provision allowing the Director to extend the one-year vacancy period for loss of legal nonconforming status, up to a maximum of two years, if the owner shows the property was actively marketed to continue the nonconforming use (155.424.060.E.2).

Post-Approval Provisions (155.420)

- Added an option to accept a building permit application but deem it incomplete when required discretionary approvals have not yet been obtained (155.420.050).

Wireless Facilities (155.348)

- Added protection of neighborhood character to the purpose statements (155.348.010).
- Added the neighborhood meeting mailing list to the required documentation for demonstrating compliance with the neighborhood meeting requirement (155.348.040.D.2.e).
- Clarified that when an alternatives analysis is required, it must be prepared in accordance with the City's wireless facility application submittal requirements (155.348.040.D.5).