Agenda Item: 10.C
Date of Meeting: April 13, 2026
Department: Planning

STAFF REPORT

To:	City Council
From:	Ana Budnyk
Subject:	**Public Hearing and First Reading and Introduction of an Ordinance Amending Chapter 17.08 to Revise Various Definitions and Amending Section 17.80.120, Expiration of Permit or Variance**
Prepared On:	April 7, 2026
Attachments:	Ordinance Amending Chapter 17.08 PC Resolution No. 2026-01 Title 17 Amendments Public Hearing Notice

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Background/History:
The proposed amendments ensure consistency across zoning provisions and ensure compliance with State Law:

- Supportive Housing
- Transitional Housing
- Emergency Shelter
- Group Home
- Boardinghouse
- Single-Family Dwelling

Staff also identified the need for additional clarity related to the expiration of permits or variances (Section 17.80.120).

The Planning Commission hearing was held on the 24th of February 2026. The Planning Commission recommends that the City Council approve the proposed amendments to Title 17 (Zoning).

Analysis/Discussion:
Expiration of Permit or Variance – Section 17.80.120
The proposed amendments add subsections F and G to clarify what constitutes exercising or failing to exercise rights granted under a land use entitlement, use permit, or variance.

These additions provide objective criteria for determining whether an entitlement has been exercised and improve clarity for both applicants and staff.

Impacts to Council Goals and Strategic Planning Priorities:

Impacts to Council Goals and Strategic Planning Priorities:
Not Applicable.

Budget Impacts:
None.

Legal Review:
City Attorney Pucci has reviewed this item and finds that the recommended action complies with the law.

Recommended Action:
Council will hold a public hearing and consider approving the first reading and introduction of an ordinance amending Chapter 17.08 (by title only).

Approved By: Robin Picken 4/8/2026
Approved By: Dean Pucci 4/8/2026
Approved By: Pam Foster 4/8/2026
Approved By: