

**ORDINANCE 2025-07 OF THE CITY COUNCIL OF THE CITY OF PLYMOUTH
AMENDING THE ZONING ORDINANCE (TITLE 19) RELATED TO THE CITY OF
PLYMOUTH DESIGN GUIDELINES AND TO COMPLY WITH STATE LAW**

WHEREAS, the City of Plymouth (“City”) is a municipal corporation, duly organized under the California Constitution and laws of the State of California; and

WHEREAS, the City of Plymouth received funds from the State of California as part of the Local Early Action Planning (LEAP) grant to prepare Objective Design Standards for Multi-Family and Mixed-Use projects; and

WHEREAS, the Zoning Ordinance must be amended to ensure compliance with the Design Guidelines and the Housing Accountability Act which requires cities to review projects against objective standards only; and

WHEREAS, the Planning Commission reviewed the proposed Design Guidelines and Zoning Ordinance amendments during a Study Session on March 20, 2025 and May 1, 2025; and

WHEREAS, on August 21, 2025, during a duly noticed public hearing, the Planning Commission adopted Resolution No. 2025-09 recommending City Council approval of the Design Guidelines and Zoning Ordinance Amendments; and

WHEREAS, the City Council held a noticed public hearing on the proposed Zoning Ordinance Amendments on September 11, 2025 at which time all interested parties had the opportunity to be heard; and

WHEREAS, proper noticed of said hearing was given as required by law; and

WHEREAS, the City Council did hear and consider all said reports, recommendations, and testimony herein and used its independent judgement to evaluate the proposed amendments; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Plymouth does hereby ordain as follows:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. Amendments to Chapter 19.28, Planned Development. This Chapter is hereby amended as follows:

Section 19.28.030(C) is hereby amended to read:

- C. Development Plan Design Objectives. The Development Plan proposal shall state how the following objective design standards will be addressed:

1. The bulk and height of buildings, land coverage, and design compatibility with adopted standards. The provisions of a system of pedestrian circulation that meets standards prescribed in the zoning code, together with landscaping and required treatment of any public areas.
2. The integration of off-street parking and loading areas into the overall vehicular circulation system.

Section 19.28.030(D)(8) is hereby amended to read:

8. Arrangement and spacing of buildings and structures.

Section 19.28.030(D)(11) is hereby deleted.

Section 3. Amendment to Chapter 19.56, Residential and Agricultural Districts. The beginning paragraph of 19.56.040, Development Standards is amended to read as follows:

The following development standards are applicable to the Zoning Districts. These standards, along with other development standards (e.g., landscaping requirements, parking standards) in this title and Citywide Objective Design and Development Standards, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high quality development.

Section 4. Amendments to Chapter 19.72, Landscaping. This Chapter is hereby amended as follows:

Section 19.72.020(B) is amended to read as follows:

- B. Existing Development. Where an existing nonresidential, mixed-use, and/or multifamily residential project requests an entitlement that increases the building square footage by 10% or more, the designated approving authority shall evaluate the existing landscape to ensure compliance with applicable requirements of this chapter.

Section 19.72.040(A) is amended to read as follows:

- A. Setbacks. All setback and open space areas required by the ordinance codified in this chapter, and easements for utilities and drainage courses, shall be landscaped, except where a required setback is screened from public view.

Section 19.72.040(D)(6) is amended to read as follows:

6. Location of Landscaping. Parking lot landscaping shall be located so that pedestrians are not required to cross unpaved or landscaped areas to reach

building entrances from parked cars. Landscaping shall be evenly dispersed throughout the parking area. Use of an orchard-style planting scheme (placement of trees in uniformly spaced rows) is encouraged for larger parking areas. Parking lots with more than 100 spaces shall provide a concentration of landscape elements at primary entrances, including specimen trees, flowering plants, enhanced paving, and project identification.

Section 19.72.040(F) is amended to read as follows:

- F. Drought-Tolerant Planting. Landscaping shall utilize drought-tolerant plants consistent with the adopted water-efficient landscape ordinance.

Section 5. Amendments to Chapter 19.82, Fences, Walls, Gates, and Screening. This Chapter is hereby amended as follows:

Section 19.82.040(B)(2) is amended to read as follows:

2. Height Limit. The height of retaining walls shall be limited to six feet. If a six-foot-tall retaining wall does not provide enough height to support and retain the soil for the property, a terraced design may be utilized with a minimum wall setback of five feet between retaining walls. The setback shall be measured from the exposed wall face. The wall setback area must include landscaping.

Section 19.82.040(C) is amended to read as follows:

C. Residential Buffer.

1. When any multiple-family residential dwelling greater than five units abuts a single-family residential dwelling, a six-foot-high solid wall shall be required.
2. Whenever new construction of any residential use abuts any educational institution, child care facility (with the exception of home-based child care), day nursery, small group care facility, nursing facility, convalescent facility, public utility substation, or any commercial, industrial, medical/professional office, or public/quasi-public use and/ or district, a six-foot-high solid masonry wall shall be required.

Section 6. California Environmental Quality Act ("CEQA"). The City Council finds that this Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines because the proposed amendments will not result in any direct physical change to the City and therefore the proposed amendments are not a project under CEQA and are exempt from further review (CEQA Guidelines Section 15378).

Section 7. Publication. The Deputy City Clerk shall certify the adoption of this Ordinance and shall cause publication to occur in a newspaper of general circulation and published

Section 7. Publication. The Deputy City Clerk shall certify the adoption of this Ordinance and shall cause publication to occur in a newspaper of general circulation and published and circulated in the City in a manner permitted under Section 36933 of the Government Code of the State of California.

Section 8. Severability. If any provision, clause, sentence or paragraph of this chapter and modifications or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this chapter which can be given effect without the invalid provision or application, and to this end the provisions of this chapter and modifications are declared to be severable.

Section 9. Effective Date. This Ordinance shall take effect and be in full force and effect thirty (30) days from and after the date of its final passage and adoption.

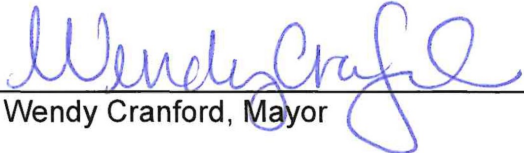
Introduced on the 11th of September 2025 and **PASSED AND ADOPTED** by the City Council of the City of Plymouth on the 23rd of October 2025 by the following vote:

AYES: CRANFORD, NUNN, DILL, HORNISCH

NOES: NONE

ABSTAIN: NONE

ABSENT: BOTTOMLEY



Wendy Cranford, Mayor

ATTEST:



Victoria McHenry, City Clerk

APPROVED AS TO FORM:



Andreas Booher, City Attorney