



HOUSING ELEMENT UPDATE

General Plan, Specific Plan, Zoning Ordinance, and Zoning Map
Amendments

MEETING PURPOSE

- Implementation of Housing Element-related zoning programs
- Adopt resolutions and introduce and waive first reading of proposed ordinances
 - Resolutions become effective immediately
 - Ordinances require a second reading and adoption at a regular Council meeting (potentially Dec. 5) and become effective 30 days after adoption
- Adoption must occur by Jan. 31, 2024 to comply with state law

BACKGROUND

- Housing Element adopted Jan. 31, 2023
 - Plan for city’s housing needs from 2023 to 2031
 - Regional Housing Needs Allocation (RHNA) is 2,946 units
 - 1,490 affordable units
- Housing Element programs commit City to implement zoning changes by Jan. 31, 2024
- On Nov. 6, Planning Commission recommended adoption of proposed resolutions and ordinances by vote of 4-0
- Minor “clean-up” changes were made following the recommendation for increased clarity and consistency



PROPOSED ZONING AND GENERAL PLAN AMENDMENTS



Action	Housing Element Program	Staff Report Attachment	Action Type
Modify the Affordable Housing Overlay (AHO)	Program H4.D	A	Ordinance
Amend General Plan to create new mixed use development opportunities	Program H4.I	B	Resolution*
Amend Zoning Ordinance to create new mixed use development opportunities	Program H4.I	C	Ordinance
Amend General Plan to increase residential density and maximize R-3 development	Program H4.J	D	Resolution*
Amend Zoning Ordinance to increase residential density and maximize R-3, R-4 development	Program H4.J	E	Ordinance
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Amend Zoning Ordinance to create Residential Overlay	Program H4.T	H	Ordinance
Amend Zoning Ordinance to make day care homes permitted use in all residential districts	Program H2.F	I	Ordinance

* - Effective immediately following approval



AFFORDABLE HOUSING OVERLAY (AHO) (H4.D)



- Designed to encourage development of affordable units for lower income households
- Includes all Housing Element inventory sites and R-3 around downtown, in addition to the Specific Plan area and R-4-S(AHO) properties
- Modified to work in combination with state density bonus law on a site

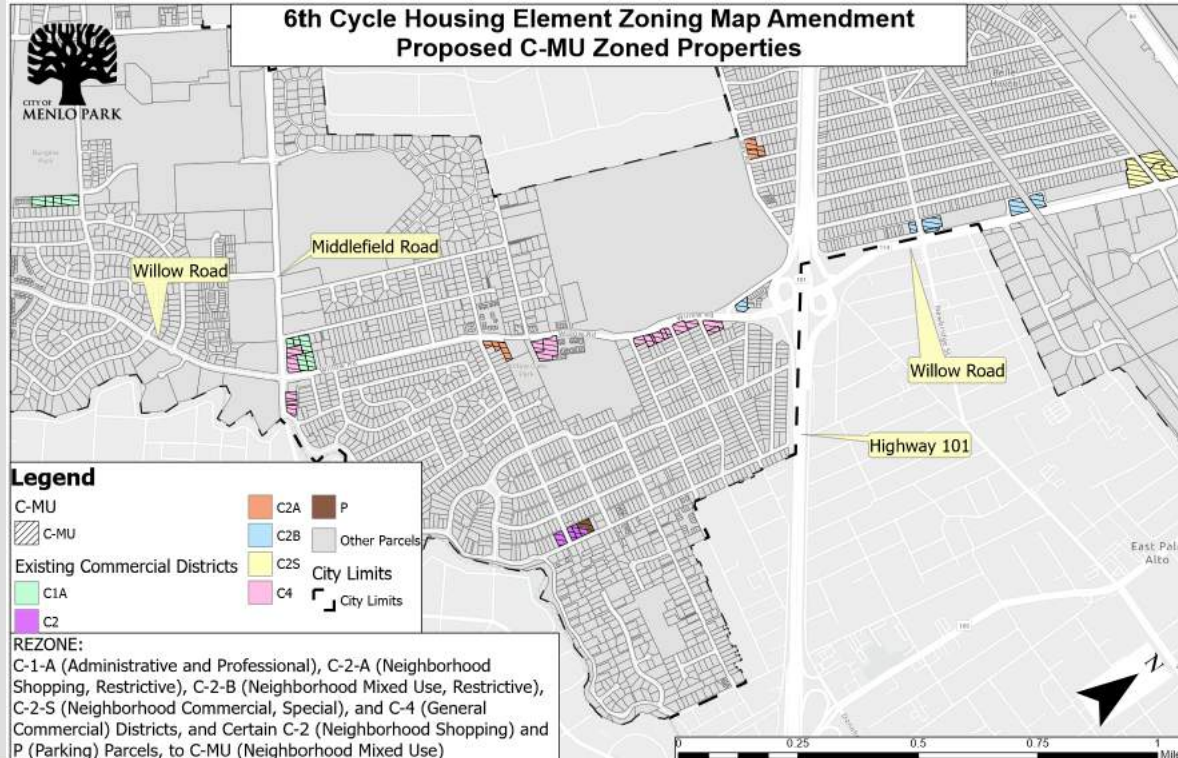
AFFORDABLE HOUSING OVERLAY (H4.D)

- Requirements to qualify for AHO
 - 5+ units total
 - 20%+ of units affordable to lower incomes
 - 25%+ of units must be affordable to very low and/or extremely low income households, or
 - 15%+ of units must be affordable to extremely low income households

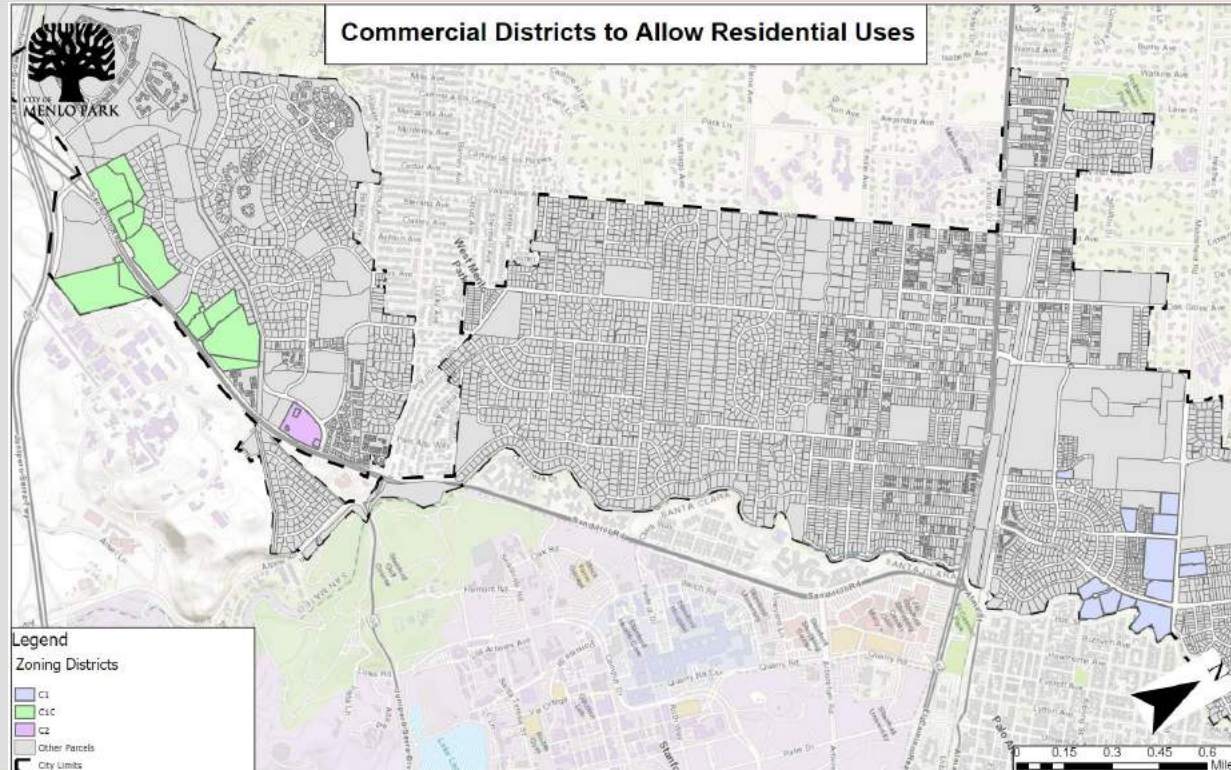
AFFORDABLE HOUSING OVERLAY (H4.D)

- For AHO only, maximum density bonus would be:
 - 60% density bonus for mixed income development
 - 80% density bonus for all affordable development
- AHO and state density bonus law combined:
 - 65% combined maximum density bonus for mixed income development
 - 150 du/ac combined maximum for 100% affordable development

NEW MIXED USE OPPORTUNITIES (H4.I)



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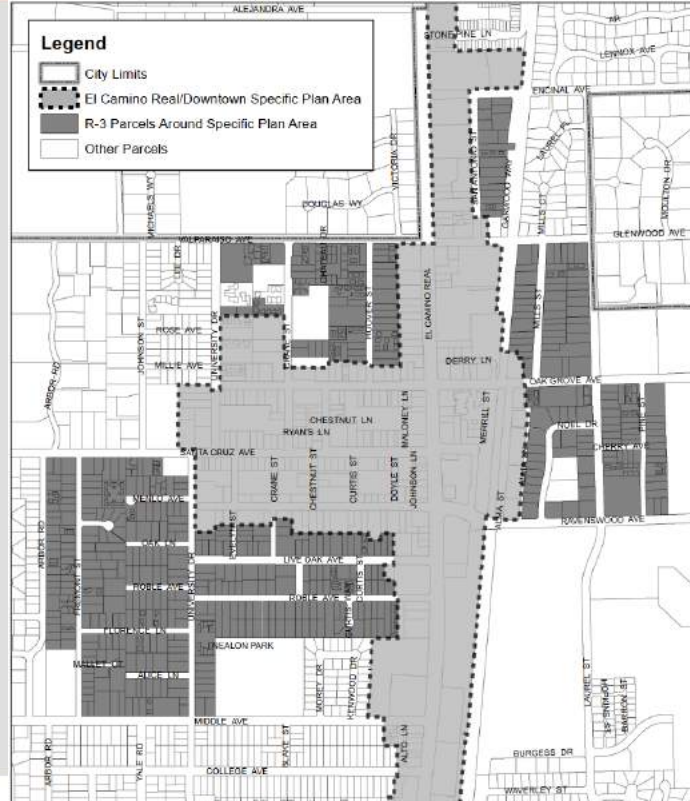


NEW MIXED USE OPPORTUNITIES (H4.I)





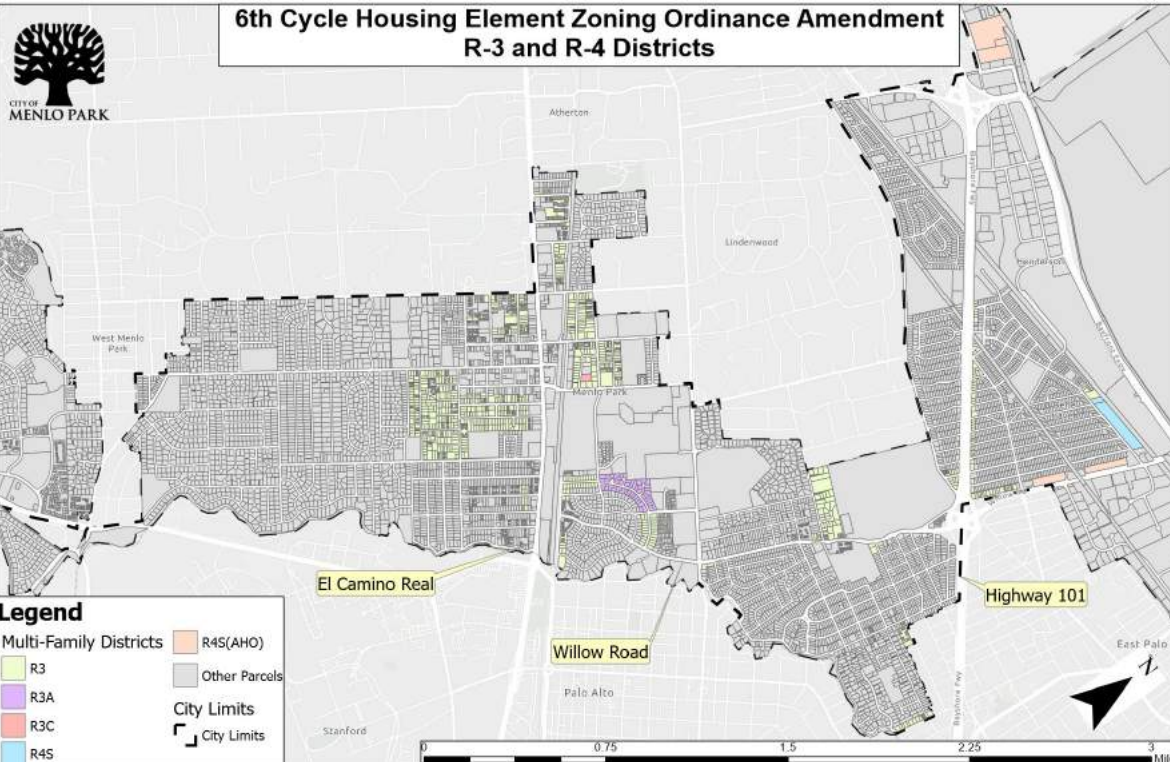
MAXIMIZE R-3 DEVELOPMENT (H4.J)



MAXIMIZE R-3 DEVELOPMENT (H4.J)



MAXIMIZE R-3, R-4 DEVELOPMENT (H4.J)



ADDITIONAL RECOMMENDED CHANGES

- Since publication of the staff report, staff has identified additional recommended changes:
 - Attachment E, page C-1.91:

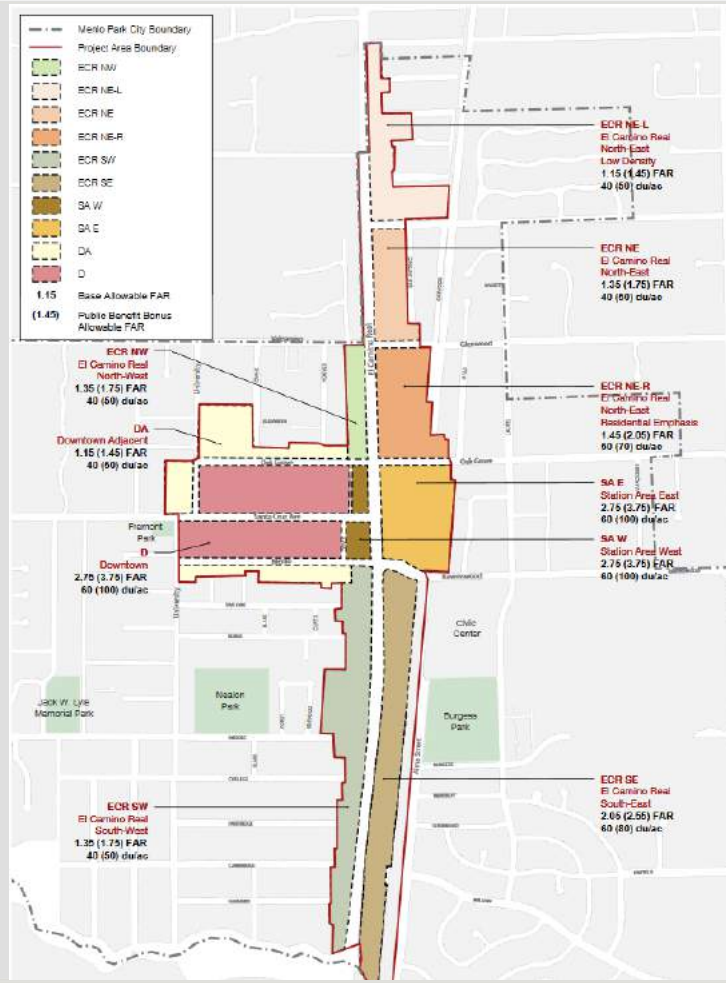
Table 1

	All R-3 Zoned Properties Except for Lots 10,000 Sq. Ft. or More in the Area Around the El Camino Real/Downtown Specific Plan Area	All R-3 Zoned Properties Lot Area of 10,000 Sq. Ft. or More for Property Around the El Camino Real/Downtown Specific Plan Area ¹	
Minimum Lot Area	7,000 sq. ft.	10,000 sq.-ft. 7,000 sq. ft.	
Minimum Lot Dimensions	70 ft. wide by 100 ft. deep (lots < 10,000 sq. ft. in area) 80 ft. wide by 100 ft. deep (lots ≥ 10,000 sf. in area)	80 ft.-wide by 100 ft.-deep 70 ft. wide by 100 ft. deep (lots < 10,000 sq. ft. in area) 80 ft. wide by 100 ft. deep (lots ≥ 10,000 sf. ft. in area)	
Land Area Required Per Dwelling Unit	See Table 2 below	Minimum	3,333 sq. ft.
		Maximum	1,452 sq. ft.
Minimum Yards	Front	15% of lot width; min. 20 ft.	20 ft.
	Interior Side	10 ft.	10 ft.
	Corner Side	15 ft.	15 ft.
	Rear	15% of lot width; min. 15 ft.	15 ft.
	Distance between Main Buildings on Same Lot	1/2 sum of the height of the buildings, 20 ft. min.	N/A
	Distance between Main Buildings Located on One Property and Adjacent Property	20 ft.	N/A

AMEND SPECIFIC PLAN (H4.L)

Specific Plan Existing and Proposed Subdistrict Residential Densities (in du/ac)

Subdistrict	Existing Base Density	Base Density Increase Option	Existing Bonus Density	Bonus Density Increase Option
Downtown (D)	25	60	40	100
Downtown Adjacent (DA)	18.5	40	25	50
El Camino Real North-East (ECR NE)	25	40	40	50
El Camino Real North-East Low Density (ECR NE-L)	20	40	30	50
El Camino Real North-West (ECR NW)	25	40	40	50
Station Area East (SA E)	50	60	60	100
Station Area West (SA W)	50	60	60	100
El Camino Real South-West (ECR SW)	25	40	40	50
El Camino Real South-East (ECR SE)	32	60	50	80
El Camino Real Northeast-Residential Emphasis (ECR NE-R)	32	50	50	70

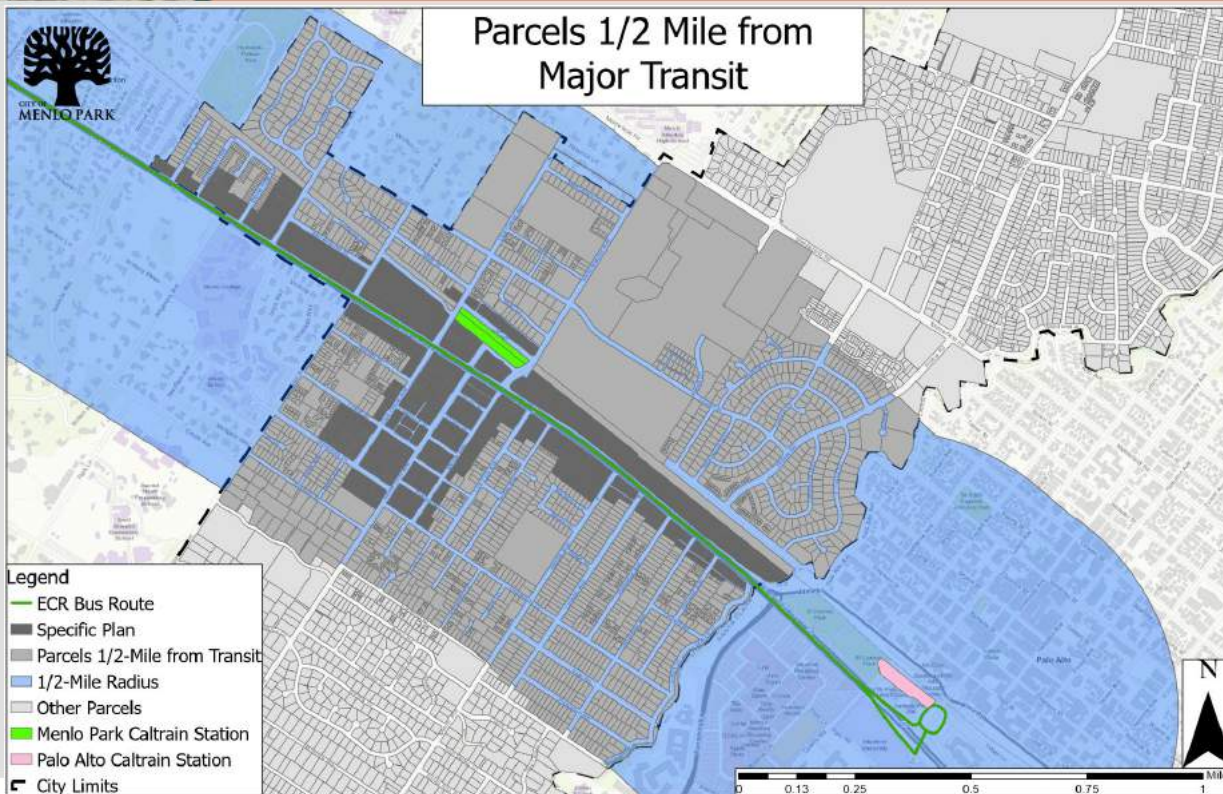


AMEND SPECIFIC PLAN (H4.L)

- The limit of 680 residential units in the Specific Plan area would be removed
- A minimum density of 20 du/ac would be established to set a basic floor for residential development
- Minimum parking requirements would comply with AB 2097
 - AB 2097 generally prohibits minimum parking requirements within ½-mile of transit stops or low VMT areas



AMEND SPECIFIC PLAN (H4.L)



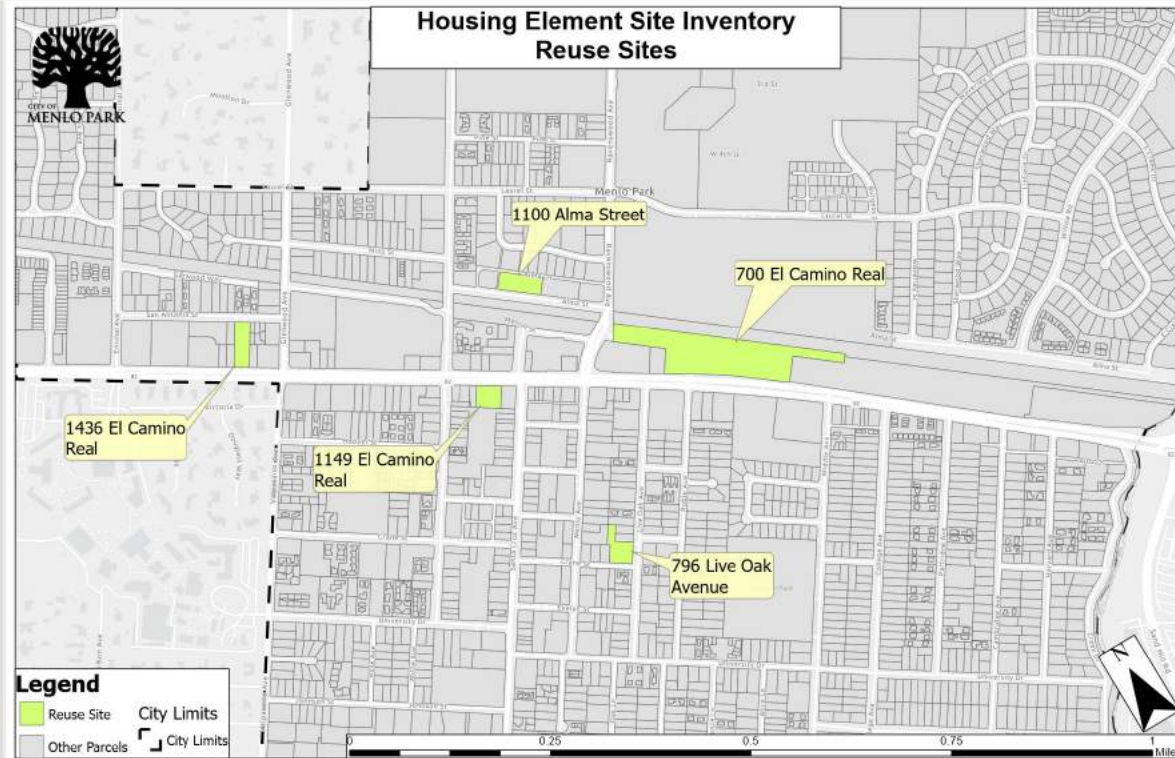
OTHER ZONING ORDINANCE CHANGES

- Since publication of the staff report, staff has identified additional recommended changes:
 - Attachment F, Exhibit A, page C-1.117:

NOTES	**	In the D, SA E, SA W zoning districts, maximum heights for projects with residential uses would be 50' (54' with pitch roofs 3:12 or greater) for density of 20 to 40 du/ac; 60' (64' with pitch roofs 3:12 or greater) for density over 40 du/ac to 60 du/ac; 71' (75' with pitch roofs 3:12 or greater) for density over 60 du/ac to 80 du/ac; and 81' (85' with pitch roofs 3:12 or greater) for density over 80 du/ac.
	***	In the DA, ECR NE, ECR NE-L, NCR NE-R, ECR NW, ECR SE, and ECR SW zoning districts, maximum heights for projects with residential uses would be 40' (44' with pitch roofs 3:12 or greater) for density of 20 to 30 du/ac; 50' (54' with pitch roofs 3:12 or greater) for density over 30 du/ac to 50 du/ac; and 60' (64' with pitch roofs 3:12 or greater) for densities over 50 du/ac.
		Where density exceeds 60 du/ac, setbacks are required in-lieu of building profile at required building sides as follows: Stepback 1 (10' back from primary façade at/below maximum façade height); and Stepback 2 (10' back at building wall at 60' above grade or at uppermost level if lower than 60').
	1	MSO = Main Street Retail Frontage Overlay along Santa Cruz Avenue. Property fronting Santa Cruz Avenue shall be required to have a minimum 1.0 FAR of commercial use. Note, ground floor uses shall be retail, restaurant, etc. per Table E1 of the Specific Plan).
	2	Minimum residential floor area ratio (FAR). Minimum ratio of residential square footage of the gross floor area of all buildings on the lot to the square footage of the lot shall increase on an even gradient from 53% for 20 du/ac to 264% for 100 du/ac.
	3	Minimum Residential Density (20 du/ac). Any development in the Specific Plan area that includes residential uses shall have a minimum density of 20 du/ac. Additions to existing residential development do not need to meet this minimum density requirement.
	4	Non-Residential FAR: Most zoning districts limit office use to one-half of FAR but allow other non-office non-residential uses to the allowed FAR.
5	Maximum FAR for offices and medical offices shall be based on the Non-Residential base or public benefit bonus FAR in all subdistricts per the Specific Plan regulations (i.e., 1/2 or 1/3 of the base or public benefit bonus FAR). These maximums shall not be increased with use of the Residential or Mixed-Use FAR , Step-Up base or Step-up public benefit bonus FAR provisions.	

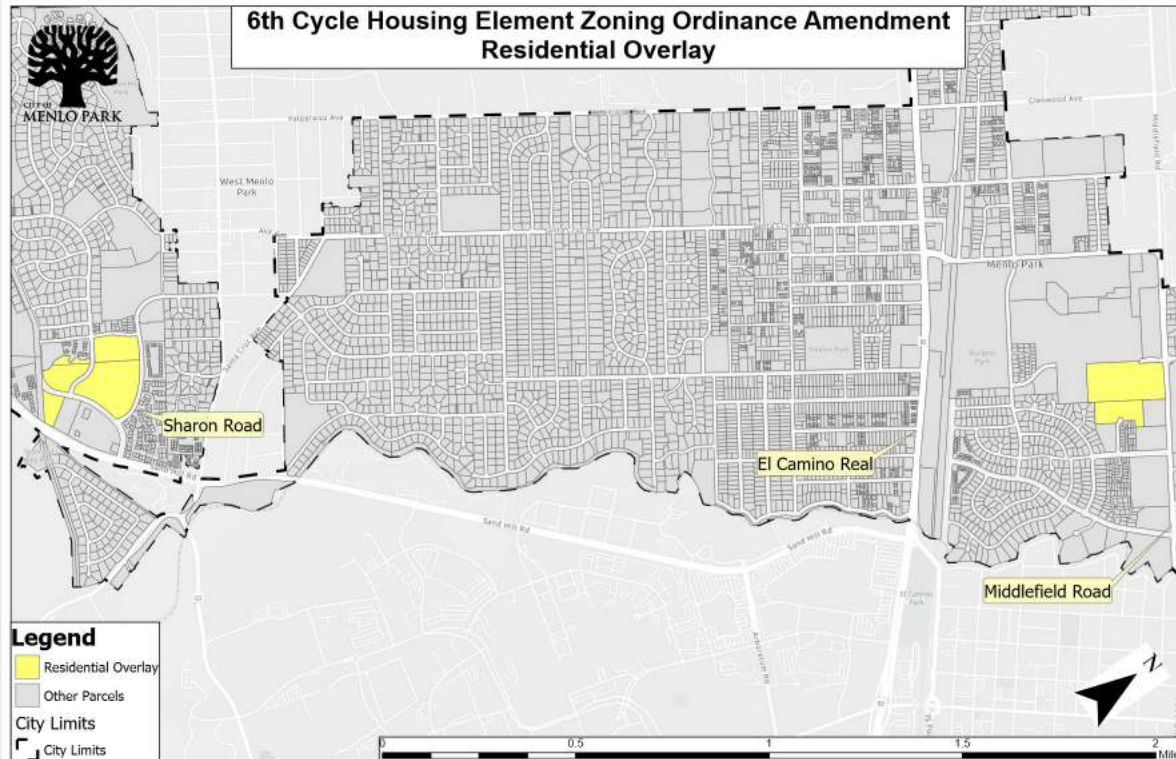


REUSE SITES (H4.Q)





RESIDENTIAL OVERLAY (H4.T)



CHILD DAY CARE HOMES (H2.F)

- Child day care homes would be allowed by-right in residential areas

KEY PROVISIONS OF STATE LAW

- For Housing Element inventory sites needed to meet lower income RHNA, state law requires:
 - In mixed use developments, residential uses must be 50% or more of the total FAR
 - 100 percent residential development is allowed for the amount of acreage identified in the Housing Element site inventory
 - Housing developments in which 20 percent or more of the units are affordable to lower income households must be ministerially-reviewed

RECOMMENDATIONS AND NEXT STEPS

- If resolutions are adopted and ordinances are introduced with a waived first reading:
 - Resolutions would become effective immediately
 - Adoption of ordinances would be scheduled for the Dec. 5 Council consent calendar
 - Ordinances would become effective Jan. 4, 2024 if adopted
- Housing Element under review by HCD
 - Response due by Jan. 5, 2024
- Work on Environmental Justice and Safety Elements continuing into 2024
 - Community meeting anticipated first quarter 2024



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THANK YOU